



City of Longview

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

Agenda

City Council

*Mayor Spencer Boudreau
Mayor Pro Tem Kalei LaFave
Council Member Ruth Kendall
Council Member Angie Wean
Council Member MaryAlice Wallis
Council Member Keith Young
Council Member Erik Halvorson*

Thursday, February 8, 2024

6:00 PM

2nd Floor, 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 Office at 360.442.5004 48 hours in advance if you require special accommodations to attend the meeting. Please note - virtual attendees may comment verbally during public hearings only. Virtual attendees may also submit written comments to the Clerk's Office with the heading, "Public Comment for disbursement to the City Council".

<https://us02web.zoom.us/j/82394132374>

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

Webinar ID: 823 9413 2374

1. CALL TO ORDER
2. INVOCATION*/FLAG SALUTE
24-0046 JOSHUA WENZKE, NORTHLAKE CHURCH
3. ROLL CALL
4. WORKSHOP
5. APPROVAL OF MINUTES

24-0010 JANUARY 19, 2024 SPECIAL MEETING
JANUARY 25, 2024 REGULAR MEETING

6. CHANGES TO THE AGENDA

7. PRESENTATIONS & AWARDS

24-0042 THREE RIVERS REGIONAL WASTEWATER AUTHORITY – PRESENTATION OF THE
SOLIDS HANDLING IMPROVEMENTS PROJECT

RECOMMENDED ACTION:
NONE – INFORMATIONAL ONLY

8. CONSTITUENTS' COMMENTS (Thirty Minutes)

9. PUBLIC HEARINGS

24-006 CLONEY PARK CARES ACT FUNDING ALLOCATION

RECOMMENDED ACTION:
HOLD PUBLIC HEARING; THEN MOTION TO ALLOCATE \$240,000 OF CARES ACT
FUNDING TO THE CLONEY PARK INCLUSIVE PLAYGROUND PROJECT.

24-00110 PUBLIC HEARING – REQUEST TO A 12.5-FOOT STRIP OF ALLEY RIGHT OF WAY
ADJACENT TO LOTS 1, 2, 3, AND 4 IN BLOCK 12 OF ASSESSOR'S PLAT 6, PARCELS
#08736, 08737, 08738, AND 08739

RECOMMENDED ACTION:
HOLD THE PUBLIC HEARING; THEN MOTION TO APPROVE THE PROPOSED
VACATION CONTINGENT UPON PAYMENT OF VACATION FEES AND; DIRECT THE CITY
ATTORNEY TO PREPARE AN ORDINANCE FOR ADOPTION AFTER VACATION FEES
HAVE BEEN PAID AND; SET THE VACATION FEES AT \$15,000.00.

10. BOARD & COMMISSION RECOMMENDATIONS

24-00133 PLANNING COMMISSION RECOMMENDATION FOR COMPREHENSIVE MAP
AMENDMENT AT 5024 OCEAN BEACH HWY, CITY COUNCIL FIRST TOUCH ON
ANNEXATION

RECOMMENDED ACTION: APPROVE PLANNING COMMISSION RECOMMENDATION
FOR A COMPREHENSIVE PLAN MAP AMENDMENT AT 5024 OCEAN BEACH HWY
AMENDING THE COMPREHENSIVE MAP ZONING FROM MEDIUM DENSITY
RESIDENTIAL TO LOW DENSITY RESIDENTIAL, ALLOW APPLICANT TO SUBMIT
PETITION FOR ANNEXATION TO COUNTY ASSESSOR

24-00134 PLANNING COMMISSION RECOMMENDATION FOR REZONE FROM R-1 TO R-3 AT
TOTEM LANE (COMPREHENSIVE PLAN AMENDMENT FROM LOW DENSITY TO HIGH
DENSITY)

RECOMMENDED ACTION: APPROVE PLANNING COMMISSION RECOMMENDATION
FOR REZONE FROM R-1 TO R-3 AT TOTEM LANE AND DIRECTION TO CITY ATTORNEY
TO CREATE ZONING DESIGNATION AND COMPREHENSIVE PLAN MAP AMENDMENT
ORDINANCES

24-00136 HOMELESS HOUSING TASK FORCE - ADOPTION OF COWLITZ COUNTY 5-YEAR
HOMELESS HOUSING PLAN

RECOMMENDED ACTION:
MOTION TO ADOPT COWLITZ COUNTY 5-YEAR HOMELESS HOUSING PLAN

11. ORDINANCES & RESOLUTIONS

- 24-00130 RESOLUTION NO. 2477 - AUTHORIZING THE CITY MANAGER TO BORROW FUNDS FROM THE GENERAL FUND FOR THE PURPOSE OF FINANCING ARTERIAL STREET, CDBG, AND PUBLIC TRANSIT PROJECTS AND OPERATIONS UNTIL GRANT REIMBURSEMENT FUNDS ARE RECEIVED**

RECOMMENDED ACTION:
MOTION TO ADOPT RESOLUTION NO. 2477

12. MAYOR'S REPORT

13. COUNCILMEMBERS' REPORTS

14. CONSENT CALENDAR

- 24-0018 APPROVAL OF CLAIMS**

- 24-0089 ORDINANCE NO. 3510 CREATING CHAPTER 19.77 OF THE LONGVIEW MUNICIPAL CODE TO CODIFY SHARED DRIVEWAYS IN THE RESIDENTIAL DISTRICTS**

RECOMMENDED ACTION:
MOTION TO ADOPT ORDINANCE NO. 3510

- 24-00131 ORDINANCE NO. 3511 ADOPTING THE 2021 BUILDING CODES ADOPTING CHAPTERS 51-11C, 51-11R, 51-50, 51-51, 51-52, 51-56 AND 51-57 OF THE WASHINGTON ADMINISTRATIVE CODE AS AMENDED AND PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER MARCH 15, 2024.**

RECOMMENDED ACTION:
MOTION TO ADOPT ORDINANCE NO. 3511.

- 24-00138 ORDINANCE NO. 3512 UPDATING AND AMENDING CHAPTER 18.10 OF THE LONGVIEW MUNICIPAL CODE TO BRING IT INTO COMPLIANCE WITH THE 2021 UPDATES TO THE INTERNATIONAL FIRE CODE AND REAFFIRM ADOPTION OF CHAPTER 15-54A OF THE WA ADMINISTRATIVE CODE AND PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER MARCH 15, 2024**

RECOMMENDED ACTION:
MOTION TO ADOPT ORDINANCE NO. 3512

- 24-00132 PROJECT COMPLETION – FISHERS LANE WATER TREATMENT PLANT DEMO**

RECOMMENDED ACTION:
MOTION TO ACCEPT AS COMPLETE THE FISHERS LANE WATER TREATMENT PLANT DEMOLITION PROJECT

15. CITY MANAGER'S REPORT

16. MISCELLANEOUS

17. EXECUTIVE SESSION

18. ADJOURNMENT

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

NEXT REGULAR COUNCIL MEETINGS:

THURSDAY, FEBRUARY 22, 2024 – 6:00 P.M.

THURSDAY, MARCH 14, 2024 – 6:00 P.M.

NEXT SPECIAL COUNCIL WORKSHOP:

THURSDAY, FEBRUARY 15, 2024 – 5:00 P.M. – SOLID WASTE RATES



City of Longview

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Minutes

City Council

*Mayor Spencer Boudreau
Mayor Pro Tem Kalei LaFave
Council Member Ruth Kendall
Council Member Angie Wean
Council Member MaryAlice Wallis
Council Member Keith Young
Council Member Erik Halvorson*

Friday, January 19, 2024

9:00 AM

2nd Floor, City Hall

NOTICE IS HEREBY GIVEN, in accordance with RCW Chapter 42.30, that the City Council of the City of Longview, Washington, will conduct a special meeting in the Longview City Hall Training Room, 1525 Broadway, Longview, on Friday, January 19, 2024 at 9:00 a.m. The topics of discussion follow. Final disposition shall be taken on no other matter.

The City Hall is accessible for persons with disabilities. Special equipment to assist the hearing impaired is also available. Please contact the City Executive Office at 360.442.5004 48 hours in advance if you require special accommodations to attend the meeting. Please note - virtual attendees may comment verbally during public hearings only. Virtual attendees may also submit written comments to the Clerk's Office with the heading, "Public Comment for disbursement to the City Council".

1. **CALL TO ORDER**

Mayor Boudreau called the meeting to order at 9:07 a.m.

2. **FLAG SALUTE**

After the flag salute was recited, an invocation was provided by Councilmember Young.

3. **ROLL CALL**

***Present:** Mayor Boudreau, Mayor Pro Tem LaFave, Councilmember Kendall, Councilmember Wean, Councilmember Wallis, Councilmember Young, Councilmember Halvorson*

***Staff Present:** City Manager Kris Swanson, City Attorney Dana Gigler, City Clerk Tiffany Ostreim, Police Chief Robert Huhta*

Council began with an icebreaker exercise.

4. **COUNCIL BUSINESS**

**24-0050 BOARDS & COMMISSIONS LIAISONS
2024 STATE & FEDERAL LEGISLATIVE AGENDAS & LOBBYING
COUNCIL PROTOCOLS & EXPECTATIONS
SEVERE WEATHER SHELTERS AND EMERGENCY PLANNING**

Councilmember Halvorson requested the 2024 State and Federal Legislative Agendas and Lobbying be moved to the first item of business.
Council concurred.

2024 State Legislative Agenda

City Manager Swanson reviewed the City of Longview 2024 State Legislative Priorities.
Transportation included Columbia Heights and remaining portion of Oregon Way.

Councilmember Halvorson spoke against HB 2276 and against supporting the Association of Washington Cities (AWC) legislative priority to revise the arbitrary property tax cap.
Renee Forsberg, Government Affairs Director for the Lower Columbia Association of Realtors and Realtor with ReMax Premier, spoke against HB 2276.
City Manager Swanson explained the history of the arbitrary property tax cap.

2024 Federal Legislative Agenda

City Manager Swanson explained the Congressionally directed spending and grant requests.
Council discussed Safe Parking Site and collaboration with other agencies - will schedule a future workshop.

Lobbying

Council discussed members traveling to Washington DC and Olympia.

Council took a ten-minute break at 10:20 a.m. and resumed at 10:32 a.m. with all members present.

Severe Weather Shelters and Emergency Planning

Police Chief Huhta gave a debrief on the recent weather event and an update on homelessness.
Will schedule a future Executive Session on homelessness after the Supreme Court case ruling is rendered.

Council had lunch in the training room from 12:20 p.m. to 12:50 p.m.

Council Protocols and Expectations

City Attorney Gigler provided reminders of Robert's Rules of Order, a set of procedures to help run meetings.

Council watched a couple short training videos. Council discussed having their cameras on when feasible while attending meetings on-line. Council discussed public outreach and education.

Boards and Commissions Liaisons

Council reviewed and approved representatives and alternates on various Boards and Committees.

At 1:55 p.m. Mayor Boudreau excused himself from the meeting.

Council continued to review and approve representatives and alternates on various Boards and committees.

Council discussed making a warm introduction and hand-off when changing liaison positions.

Jason Still provided public comment.

5. ADJOURNMENT

The meeting was adjourned at 3:05 p.m.

Tiffany Ostreim
City Clerk

Approved: _____
Mayor

NEXT REGULAR COUNCIL MEETINGS:

THURSDAY, JANUARY 25, 2024 – 6:00 P.M.

THURSDAY, FEBRUARY 8, 2024 – 6:00 P.M.

NEXT SPECIAL COUNCIL WORKSHOP:

THURSDAY, FEBRUARY 15, 2024 - 5:00 P.M. - SOLID WASTE RATES



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Council Member Erik Halvorson*

Thursday, January 25,
2024

6:00 PM

2nd Floor, City Hall

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Webinar ID: 823 9413 2374

1. CALL TO ORDER

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

2. INVOCATION*/FLAG SALUTE

24-0045 CHRIS SHAW, CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

After the flag salute was recited, the invocation was provided by Chris Shaw of Church of Jesus Christ of Latter-Day Saints.

3. ROLL CALL

Present: Mayor Boudreau, Mayor Pro Tem LaFave, Councilmember Kendall, Councilmember Wean, Councilmember Wallis, Councilmember Young (on-line), Councilmember Halvorson

Staff Present: City Manager Kris Swanson, City Attorney Dana Gigler, City Clerk Tiffany Ostreim, Deputy City Clerk Kelly Jensen, Public Works Director Ken Hash, Assistant City Manager Ann Rivers, Parks & Recreation Director Jen Wills, Assistant Public Works Director Chris Collins, Police Chief Robert Huhta

4. **WORKSHOP**

5. **APPROVAL OF MINUTES**

23-001837 JANUARY 11, 2024 REGULAR MEETING

A motion was made by Councilmember Kendall, seconded by Councilmember Wallis, to approve the January 11, 2024 Regular Meeting Minutes. The motion carried unanimously.

6. **CHANGES TO THE AGENDA**

7. **PRESENTATIONS & AWARDS**

24-0062 PROCLAMATION - BLOOD DONOR MONTH - JANUARY, 2024 RECIPIENT: LAUREN REAGAN, COMMUNITY ENGAGEMENT LIAISON

Mayor Boudreau presented the proclamation to Lauren Reagan, who accepted on behalf of Bloodworks Northwest.

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

*Cliff Verhoeff provided public comment.
Tricia Rodman provided public comment.
Clark Carroll provided public comment.
Susan Donaldson provided public comment.
Shannon Gilman provided public comment.
Derek Fine provided public comment.
Jennifer Leach provided public comment.
Mike Pederson provided public comment.*

9. **PUBLIC HEARINGS**

10. **BOARD & COMMISSION RECOMMENDATIONS**

24-001874 PARKS BOARD ONE TIME EXEMPTION RECOMMENDATION TO CURRENT ALCOHOL IN PARKS POLICY

RECOMMENDED ACTION:

MOTION TO APPROVE THE SPECIAL EVENT APPLICATION FOR TACOS AND TEQUILA

*Parks and Recreation Director Jen Wills presented.
Rusty Hoyle, Chairman at Choice Charities, dba Craft Nation, explained their event.
Council discussed the request.*

A motion was made by Councilmember LaFave, seconded by Councilmember Wean, to approve the special event application for Tacos and Tequila.

*Jennifer Leach provided public comment.
Shannon Gilman provided public comment.*

*Cliff Verhoeff provided public comment.
Sarah Curtis provided public comment.
Director Wills provided information.
Rusty Hoyle provided information.
City Manager Swanson provided information.*

The motion carried by the following vote:

***Ayes: Councilmember LaFave, Councilmember Wean, Councilmember Boudreau,
Councilmember Kendall, Councilmember Young***

Nays: Councilmember Wallis, Councilmember Halvorson

11. ORDINANCES & RESOLUTIONS

12. MAYOR'S REPORT

Mayor Boudreau provided a report.

13. COUNCILMEMBERS' REPORTS

*Councilmember LaFave provided a report.
Councilmember Wean provided a report.
Councilmember Wallis provided a report.
Councilmember Kendall provided a report.
Councilmember Young provided a report.*

*Councilmember Wallis requested a letter of support to Cowlitz PUD in regard to not taking out the dams.
Councilmembers concurred.*

14. CONSENT CALENDAR

A motion was made by Councilmember Wean, seconded by Councilmember Wallis, to approve the Consent Calendar. The motion carried unanimously.

24-0051 APPROVAL OF CLAIMS

24-0072 BID REVIEW – SUBMERSIBLE MIXER AND CHLORINE BOOSTER SYSTEM

RECOMMENDED ACTION:

MOTION TO ACCEPT THE BID AND AWARD TO TMG SERVICES, INC., IN THE AMOUNT OF \$ 173,688.05

24-0073 CONSULTANT AGREEMENT AMENDMENT NO. 1 WITH PBS ENGINEERING & ENVIRONMENTAL FOR NICHOLS BLVD & OLYMPIA WAY PAVEMENT RESTORATION

RECOMMENDED ACTION:

MOTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT AMENDMENT NO. 1 WITH PBS ENGINEERING & ENVIRONMENTAL

24-001875 RESOLUTION 2476 - ADOPTION OF THE 2024 - 2029 CITY OF LONGVIEW PARKS, RECREATION, AND OPEN SPACE PLAN

RECOMMENDED ACTION:

MOTION TO APPROVE RESOLUTION 2476 ADOPTING THE 2024-2029 CITY OF LONGVIEW PARKS, RECREATION, AND OPEN SPACE PLAN

15. CITY MANAGER'S REPORT

24-00107 CARES ACT FUNDING ALLOCATION

*Community Development Program Coordination Specialist Kenny Robinson presented.
Council had a lengthy discussion of the presentation, what the funding is, allowable uses, timeline to use the funds, and proposals received.*

24-00108 CLONEY PARK PROJECT

*Parks and Recreation Director Jen Wills presented.
Council discussed the presentation.*

A motion was made by Councilmember Wean, seconded by Councilmember Wallis, to hold a public hearing on February 8 to discuss CARES Act Funding going towards Cloney Park.

Councilmember Wean amended the motion, seconded by Councilmember Wallis, to hold a public hearing on the first available meeting date that falls within the rules for publishing a hearing to utilize CARES Act funding.

Councilmember Young amended the amended motion for the public hearing to include not just the Cloney Park proposal but any and all uses for CARES Act funding.

City Manager Swanson explained a hearing to utilize CARES Act funding must be project specific.

Councilmember Young amended his amended motion, seconded by Councilmember LaFave to add a proposal to upgrade the Training Room for remote viewing.

Councilmember Wean, amended her amended motion, seconded by Councilmember Wallis to hold a public hearing at the first possible regular meeting date to discuss putting \$240,000 of CARES Act funding towards Cloney Park.

City Attorney Gigler clarified the earliest meeting date to hold a public hearing for utilizing CDBG funds would be February 8.

Council discussed projects eligible for CARES Act funding.

Jason Still provided public comment.

Keenan Harvey provided public comment.

Tricia Rodman provided public comment.

Suzanne Donaldson provided public comment.

Chuck Wallace provided public comment.

Sarah Curtis provided public comment.

Shannon Gilman provided public comment.

Ms. Johnson provided public comment.

The main motion as amended to hold a public hearing February 8, 2024 to discuss putting \$240,000 of CARES Act funding towards Cloney Park carried by the following vote:

Ayes: Councilmember Wean, Councilmember Wallis, Councilmember LaFave, Councilmember Boudreau, Councilmember Young

Nays: Councilmember Halvorson

24-00109 RAILS TO TRAILS UPDATE

*Public Works Director Ken Hash, Assistant Public Works Director Chris Collins and Parks and Recreation Director Jen Wills presented.
Council discussed the presentation.*

City Manager Swanson expressed appreciation during the recent inclement weather event.

16. MISCELLANEOUS

17. EXECUTIVE SESSION

A motion was made by Councilmember LaFave, seconded by Councilmember Young for an Executive Session pursuant to RCW 42.30.110(1)(g) to review the performance of a public employee for a period of 15 minutes.

City Attorney Gigler requested more information.

Council took a 5-minute recess at 9:16 p.m. and reconvened at 9:26 p.m. with all members present.

The motion for an Executive Session pursuant to RCW 42.30.110(1)(g) to review the performance of a public employee for a period of 15 minutes starting at 9:32 p.m. until 9:47 p.m. carried by the following vote:

Ayes: Councilmember LaFave, Councilmember Young, Councilmember Halvorson, Mayor Boudreau

Nays: Councilmember Wean, Councilmember Wallis, Councilmember Kendall

The City Council, City Manager Kris Swanson, City Attorney Dana Gigler, entered Executive Session at 9:32 p.m. pursuant to RCW 42.30.110(1)(g) to review the performance of a public employee for a period of 15 minutes. At 9:47 p.m. all parties came out of Executive Session. No decisions were made.

18. ADJOURNMENT

The meeting was adjourned at 9:48 p.m.

*Tiffany Ostreim
City Clerk*

*Approved: _____
Mayor*

NEXT REGULAR COUNCIL MEETINGS:

THURSDAY, FEBRUARY 8, 2024 – 6:00 P.M.

THURSDAY, FEBRUARY 22, 2024 – 6:00 P.M.

NEXT SPECIAL COUNCIL WORKSHOP:

THURSDAY, FEBRUARY 15, 2024 – 5:00 P.M. – SOLID WASTE RATES



City of Longview

Agenda Summary

CLONEY PARK CARES ACT FUNDING ALLOCATION

RECOMMENDED ACTION:

HOLD PUBLIC HEARING; THEN MOTION TO ALLOCATE \$240,000 OF CARES ACT FUNDING TO THE CLONEY PARK INCLUSIVE PLAYGROUND PROJECT.

DATE: January 11, 2024

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Preserve and enhance neighborhoods

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

Cloney Park is currently home to multiple play features that are at the end of their life expectancy and all park features have one or more accessibility issues, making it a natural choice to invest in and revitalize, especially considering its location. The park is located on the edges of Longview's Highlands and Olympic West neighborhoods. Both are high-density residential neighborhoods officially designated as Low-Moderate Income areas by the United States Department of Housing and Urban Development (HUD). Historically underserved, these neighborhoods have fewer recreation opportunities and families often face additional barriers to accessing resources that encourage healthy lifestyles and family stability. The park is located along a major public transportation route and is within 0.5 miles from 1,834 addresses, including two elementary schools, a middle school, a high school, and a private school that serves pre-school through middle school students. The narrow walkways in and around the park have numerous trip hazards, non-ADA compliant curb cuts, and are built with multiple materials without smooth transitions. The existing playground equipment was installed in 1997 and contains some of the oldest play features in our parks system, which were scheduled for replacement in 2021. The park also includes Longview's only skatepark and BMX bike track. Some sections of the skate park date back to the 1970s and even the updated section added in 2004 is nearing its end of life. The BMX track has multiple maintenance issue that need to be addressed for better access and in response to the community's needs.

The Cloney Park Inclusive Playground will tell the story of Longview's rich cultural history. Longview, located at the confluence of the Cowlitz and Columbia rivers in traditional Cowlitz Tribal territory, was founded as an industry town to support the lumber mills in 1924. The completed concept design draws from this local heritage by incorporating traditional Cowlitz Tribe and lumber industry elements into the park's play features. A Cowlitz Tribe inspired canoe and longhouse style picnic shelter welcome visitors to the park while a nearby log boom and log piles provide opportunities for rope, swing, and climbing play. Structural mounds representing paper mill wood chip piles offer the potential of discovery and repose, while a boulder sand and water play area allow endless imaginative possibilities. A large log-hop mound features a water pump and a children's accessible path to the top that spirals over to an additional forested hill highlighting a spherical metal sculpture by a local artist. Log stacks, rounds, and stumps create additional play opportunities, and all play elements offer wheeled access in, on, around, below, or through.

The Cloney Park Project has received a total of \$1,300,000 in funding. \$1,000,000 was provided for by the state legislature, \$250,000 was granted through the Washington State Recreation Conservation Office for planning recreational access, and \$50,000 was provided for by the Weyerhaeuser Giving Fund. CARES Act Funding will aid in making this project a reality and support for going after additional matching grants.

Community and Economic Development and Parks and Recreation are recommending an allocation of \$240,000 of CARES act funding to the Cloney Park Inclusive Playground project.

RECOMMENDED ACTION:

1. Hold Public Hearing on the Allocation of \$240,000 of CARES Act funding to the Cloney Park inclusive playground project.

2. Motion to allocate \$240,000 of CARES Act funding to the Cloney Park inclusive playground project.

STAFF CONTACT:

Longview Parks and Recreation Director Jennifer Wills
Program Coordination Specialist Kenny Robinson

Attachments:

1. public hearing cloney park playground 1.11.24



PUBLIC HEARING

CARES ACT FUNDING ALLOCATION FOR CLONEY PARK INCLUSIVE PLAYGROUND



CARES ACT FUNDING

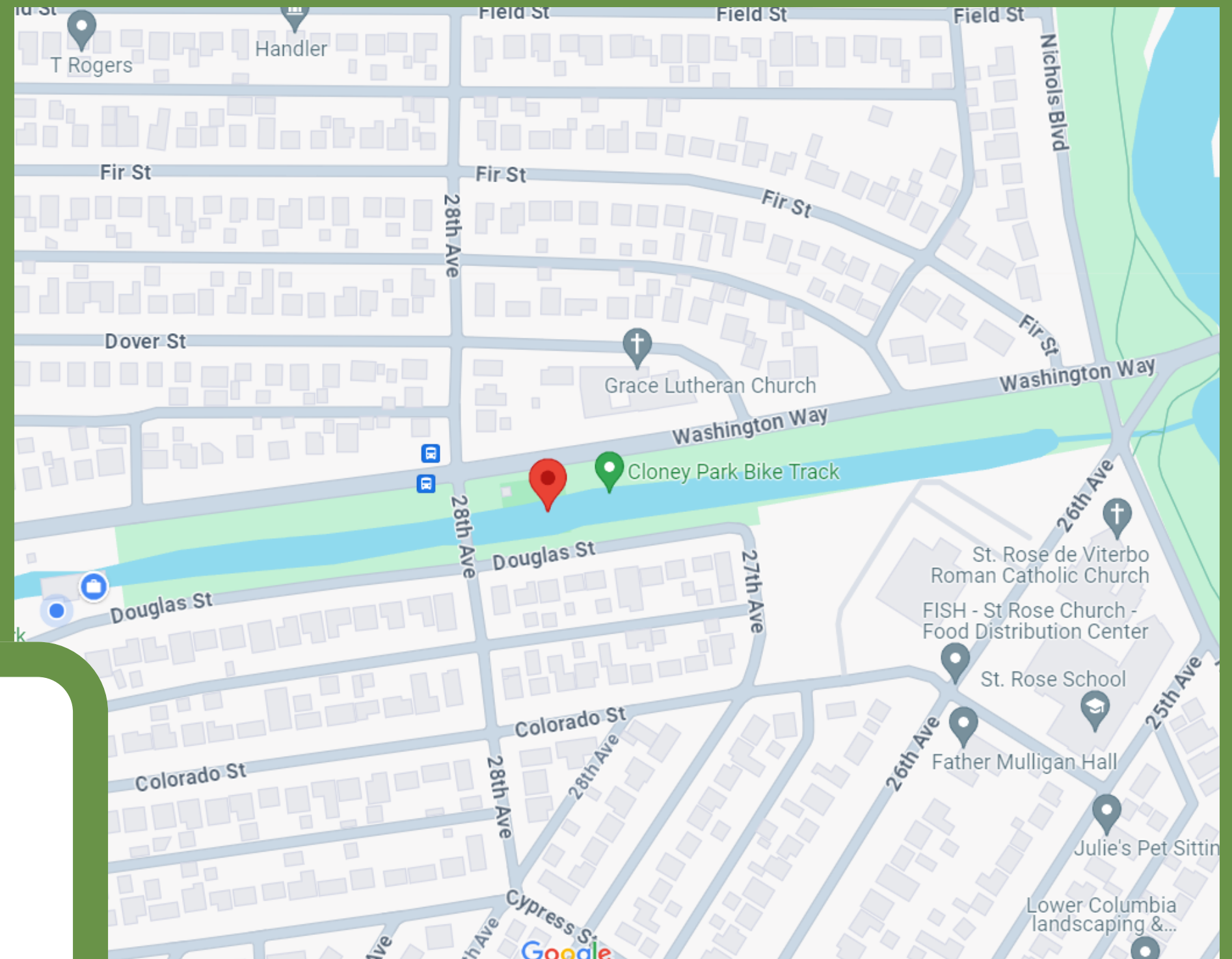
What is it?
Where does it come from?
Who/What is eligible?
Why is it available?
How much is available?





Cloney Park

Cloney Park is located between Nichols Boulevard and 30th Avenue along Washington Way. It includes the playground area, skate park, and bmx track.



History

- Playground Replacement Plan
- 2022 CDBG Design Grant for Concept
- Design
 - Inclusive
 - Nature Based
 - Historical Theme





WATER PUMP AND LOG WATER RUNNEL
LEADING TO WATERWHEEL



LARGE STUMP
PICNIC AREA



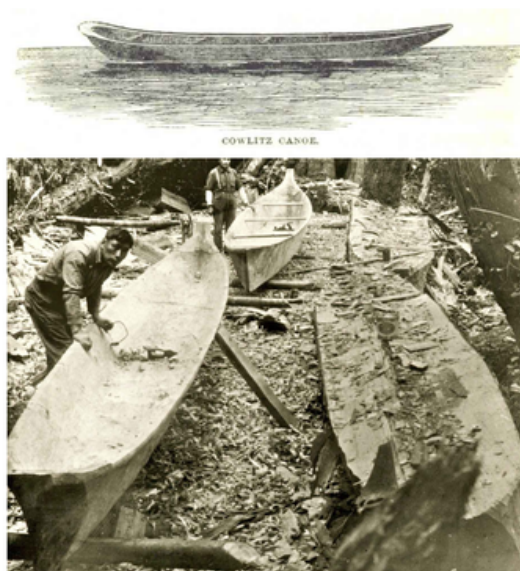
LOG PILE WITH LARGE SCULPTURAL
CIRCLE SAW



TIMBER BEAM, LOG AND ROPE PLAY



RELOCATED
MEMORIAL BENCH



LARGE COWLITZ CANOE, OR STAGES OF DUGOUT
CANOE AND CANOE SHAPED BENCHES

ADDITIONAL PARKING
(WILL INCLUDE ADA)



LOGBOOM LOG CLIMB WITH BLUE PLAY SURFACING
AND ADA RAMPED LOGS INCORPORATED

NEW PICNIC SHELTER WITH COWLITZ LONGHOUSE
DESIGN



BUFFER PLANTING AREAS
WITH NATIVE AND ADAPTIVE SPECIES

LOG ROUNDS FOR LOG HOP AND ALONG SLOPE OF
MOUND



FORESTED MOUND WITH RELOCATED SPHERE
SCULPTURE AT TOP



CHILDREN'S PATH

LARGE STUMPS WITH DIFFERENT TYPES OF TREE FELLING CUTS

SAND PLAY AREA WITH WATER
RUNNEL AND BOULDERS

LOG PILES HELD WITH INDUSTRIAL BRACKETS

C-SHAPED MOUNDS REPRESENTING PULP MILL
WOOD CHIP PILES

'HARVESTED' MOUND WITH WATER PUMP AT TOP





CURRENT SECURED FUNDING

- 1) STATE LEGISLATURE
– \$1,000,000
- 2) RCO PLANNING GRANT
– \$250,000
- 3) WEYERHAEUSER GRANT
– \$50,000

TOTAL: \$1,300,000





ACTION:

RECOMMENDED MOTION:

- 1) Hold a Public Hearing on the allocation of \$240,000 of CARES Act Funding for Cloney Park Inclusive Playground
- 2) Motion to approve allocating \$240,000 of CARES Act Funds to the Cloney Park Inclusive Playground Project



City of Longview

Agenda Summary

PUBLIC HEARING – REQUEST TO A 12.5-FOOT STRIP OF ALLEY RIGHT OF WAY ADJACENT TO LOTS 1, 2, 3, AND 4 IN BLOCK 12 OF ASSESSOR'S PLAT 6, PARCELS #08736, 08737, 08738, AND 08739

RECOMMENDED ACTION:

HOLD THE PUBLIC HEARING; THEN MOTION TO APPROVE THE PROPOSED VACATION CONTINGENT UPON PAYMENT OF VACATION FEES AND; DIRECT THE CITY ATTORNEY TO PREPARE AN ORDINANCE FOR ADOPTION AFTER VACATION FEES HAVE BEEN PAID AND; SET THE VACATION FEES AT \$15,000.00.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Strengthen economic conditions & create new opportunities.

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

Property owners, who represent 100% of the abutting property, have submitted a request to to vacate a 12.5-ft strip of alley right of way adjacent to Lots 1, 2, 3, and 4 in Block 12 of Assessor's Plat 6, Parcels #08736, 08737, 08738, and 08739. This request has been reviewed by appropriate City staff and utility companies.

In accordance with state law, Resolution No. 1732 provides for charges to the abutting property owners of up to 100% of the appraised value of the vacated area if the right-of-way has been dedicated for 25 years or more. This right of way was dedicated more than 25 years ago, thereby allowing the City to charge 100% of the appraised value of the vacated area. In accordance with Resolution No. 2290, the City Council can choose to charge a vacation fee up to 50% of the maximum allowed by state law, for right-of-way vacations that are necessary to develop new or expanded economic opportunities.

In lieu of a formal appraisal, staff has historically used the assessed land value of the abutting properties to develop right of way vacation fee recommendations. Based on 100% of the assessed value of abutting land, the vacation fee for this right of way would be \$15,000.00. In accordance with Resolution No. 2290, if testimony is received during the public hearing and the City Council determines the vacation is needed for economic development opportunities, the vacation fee can be set at \$7,500.00 if the vacation is approved. The recommended fee is 100% of the determined right of way value.

STAFF CONTACT:

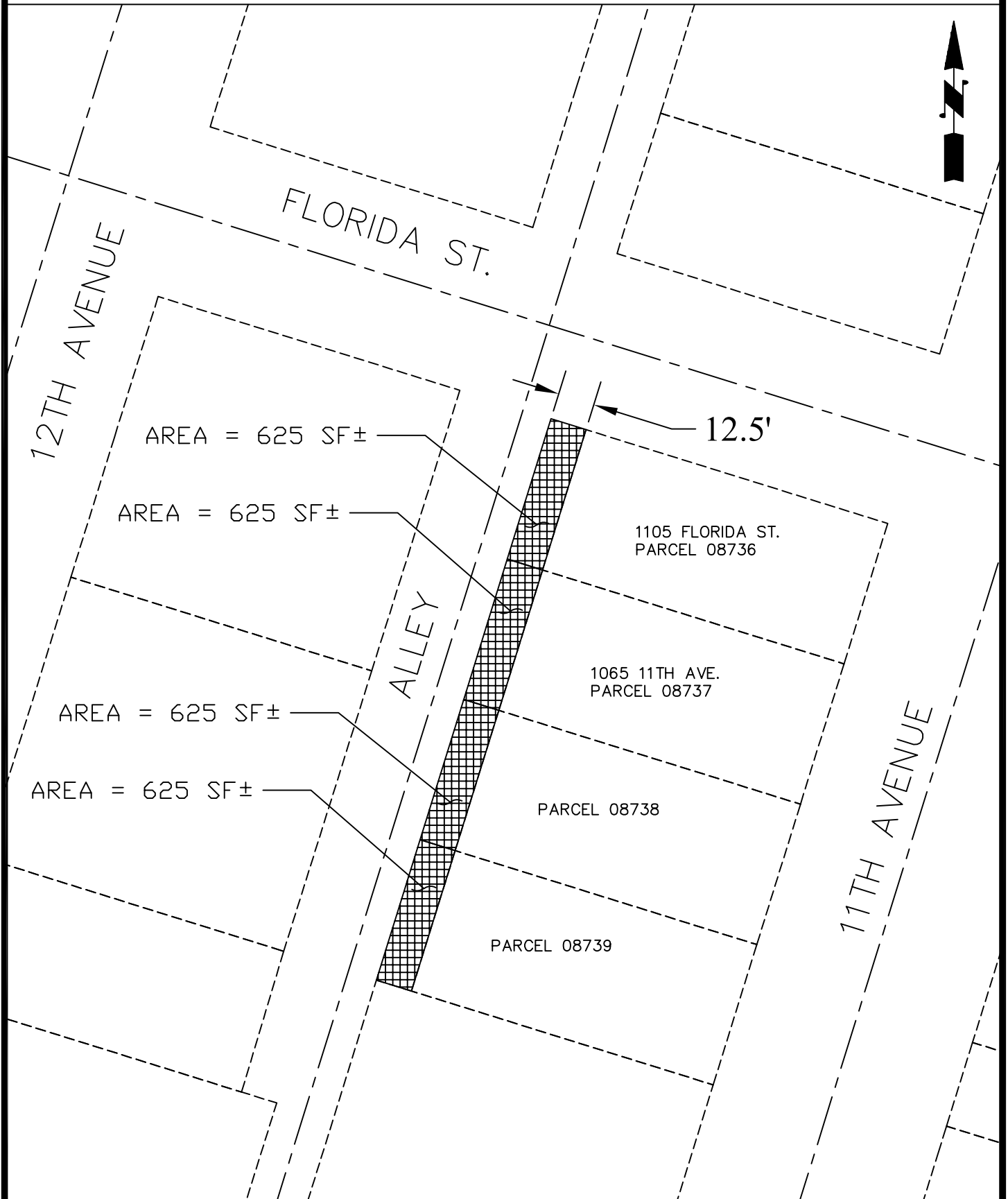
Ken Hash, Public Works Director

Chris Collins, Assistant Public Works Director

Attachments:

1. EXHIBIT A - 11TH & 12TH AVENUE ALLEY VACATION

11TH/12TH AVENUE ALLEY VACATION
EXHIBIT A
TOTAL AREA = 2,500 SF ±





City of Longview

Agenda Summary

PLANNING COMMISSION RECOMMENDATION FOR COMPREHENSIVE MAP AMENDMENT AT 5024 OCEAN BEACH HWY, CITY COUNCIL FIRST TOUCH ON ANNEXATION

RECOMMENDED ACTION: APPROVE PLANNING COMMISSION RECOMMENDATION FOR A COMPREHENSIVE PLAN MAP AMENDMENT AT 5024 OCEAN BEACH HWY AMENDING THE COMPREHENSIVE MAP ZONING FROM MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL, ALLOW APPLICANT TO SUBMIT PETITION FOR ANNEXATION TO COUNTY ASSESSOR

COUNCIL INITIATIVE ADDRESSED:

Strengthen economic conditions and create new opportunities

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

The City of Longview received an application for annexation and comprehensive plan map amendment for the zoning of 5024 Ocean Beach Hwy, Parcel No. WL2408006 from the comprehensive plan zoning designation of medium density to low density as the applicant seeks to develop a manufactured home park with the property, which in residential districts, is only permitted in the R-1 zone, from the low density comprehensive plan zoning designation. The applicant would not be bound to the manufactured home park development but has shared that in their application as the ultimate plan. The application to change the zoning was accompanied by a Notice of Intent to Commence Annexation Proceedings with the City of Longview. This Comprehensive Plan Map Amendment would result in a R-1 Zoning designation upon approval from Longview City Council at a future meeting if approved at this meeting to have the applicant submit a signed petition to be verified by the County Assessor. Then this application for Comprehensive Plan Map Amendment if approved would also come back at the same time for Ordinance review as it would include a zoning designation ordinance and an ordinance conveying the annexation.

Planning Commission held a Public Hearing on the application January 3rd, 2024, and unanimously recommended approval to Longview City Council.

STAFF CONTACT:

McAllister Kosar, Planner

Attachments:

1. PC 2023-14 5024 OBH Rezone Staff Report
2. 5024 Ocean Beach Hwy Rezone -Anx Comp Am CC
3. Notice of Intent to Commence Annexation Proceedings



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.

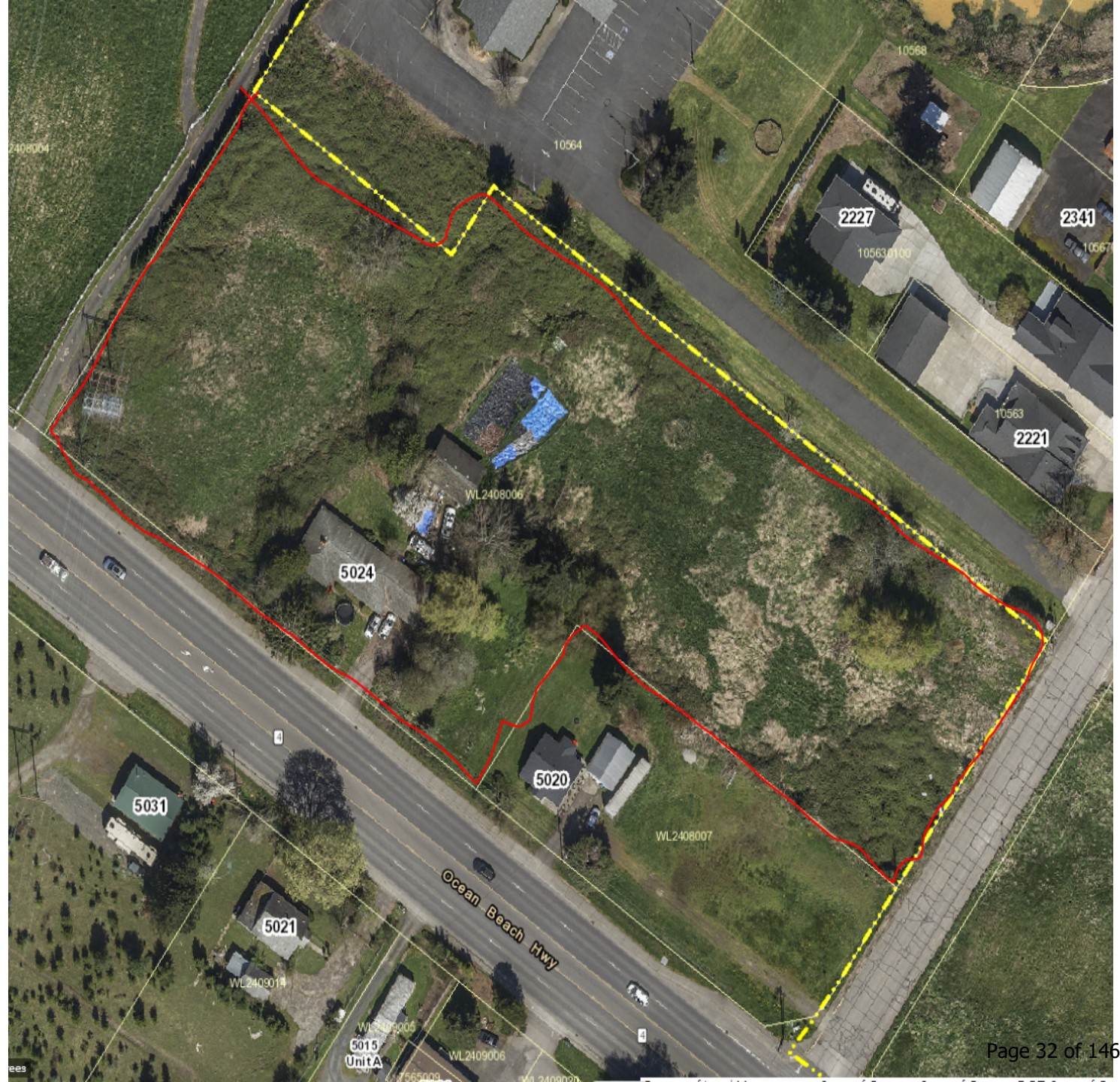
EXHIBITS

- 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

Planning Commission Recommendation for Rezone/Comp Plan Amendment, Annexation at 5024 OBH

McAllister Kosar, Planner
Community Development
Department, City of Longview



Where is this?



Where is this?



What is proposed?

- Single Parcel Annexation
- A rezone from Medium Density Residential to Low Density Residential
- Development of a Manufactured Home Park



Recommended Action: Approval of Planning Commission recommendation for a comprehensive plan map amendment to 5024 Ocean Beach hwy amending the comprehensive map zoning from medium density residential to low density residential, allow applicant to submit petition for annexation to county assessor

Next Steps: Submission of Annexation Petition to County Assessor, Public Hearing with Longview City Council on the one parcel annexation and zoning, review ordinance on the zoning designation/comprehensive plan map amendment and an ordinance conveying the Annexation, then would move on to Cowlitz County Boundary Review Board

NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

TO: THE CITY COUNCIL OF THE CITY OF LONGVIEW, WASHINGTON

The undersigned, representing the ownership of more than ten percent of the acreage of the real property for which annexation is sought, as more particularly described below, hereby gives notice to the City Council of the City of Longview, Washington, of their intent to commence annexation proceedings.

The City Council of the City of Longview is hereby requested to set a date not later than 60 days after the date this NOTICE OF INTENTION is filed with the City Clerk for a meeting with the initiating party to determine whether the city will accept, reject, or geographically modify the proposed annexation, whether it will require the simultaneous adoption of a proposed zoning regulation, and whether it will require the assumption of all or any portion of existing city indebtedness by the area sought to be annexed.

Respectfully submitted:

Information regarding real property for which
annexation is sought:

Dan Ragan
Signature of Initiator of Annexation
Dan Ragan DPR Enterprises WA LLC
Printed Name of Initiator of Annexation
11/08/2023
(Date)
20005 NE 182 Cir.
(Mailing address of petitioner)
Brush Prairie, WA 98606
(City, State, Zip)
260 356 2000
(Phone Number - only required for petitioner)

5024 Ocean Beach Hwy
(Street address of property)
Longview, WA 98632

WL2408006
(Parcel Number)
T-5 - INCL BAL OF T-5C AND T-5C1 ON 1952 ROLLS - PARCEL: WL2408006
(Legal)
3.44
(Acreage)

** List this same information for all signers representing the ownership of at least 10% of the most recent assessed valuation of the real property for which annexation is sought. Attach additional sheets, as necessary.

** Provide a location map identifying the area you are requesting to be annexed.



City of Longview

Agenda Summary

PLANNING COMMISSION RECOMMENDATION FOR REZONE FROM R-1 TO R-3 AT TOTEM LANE (COMPREHENSIVE PLAN AMENDMENT FROM LOW DENSITY TO HIGH DENSITY)

**RECOMMENDED ACTION: APPROVE PLANNING COMMISSION RECOMMENDATION FOR REZONE
FROM R-1 TO R-3 AT TOTEM LANE AND DIRECTION TO CITY ATTORNEY TO CREATE ZONING
DESIGNATION AND COMPREHENSIVE PLAN MAP AMENDMENT ORDINANCES**

COUNCIL INITIATIVE ADDRESSED:

Strengthen economic conditions and create new opportunities

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

The City of Longview received an application for a rezone of the current zoning and comprehensive plan zoning of 4230, 4240 Ocean Beach Hwy, 6 Totem Ln, and Parcel No. 1056602 from the current zoning of R-1 to R-3, with a comprehensive amendment to the zoning to change from low density to high density. The applicant seeks to further develop the available land with the flexibility of uses of the higher zoning. Planning Commission held a Public Hearing on the application January 3rd, 2024, and unanimously recommended approval to Longview City Council.

STAFF CONTACT:

McAllister Kosar, Planner

Attachments:

1. PC 2023-17 Totem-OBH Rezone Staff Report
2. 4240 Ocean Beach Hwy Rezone - Comp Am CC



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

Planning Commission Recommendation for Rezone/Comp Plan Amendment at Totem Ln

McAllister Kosar, Planner

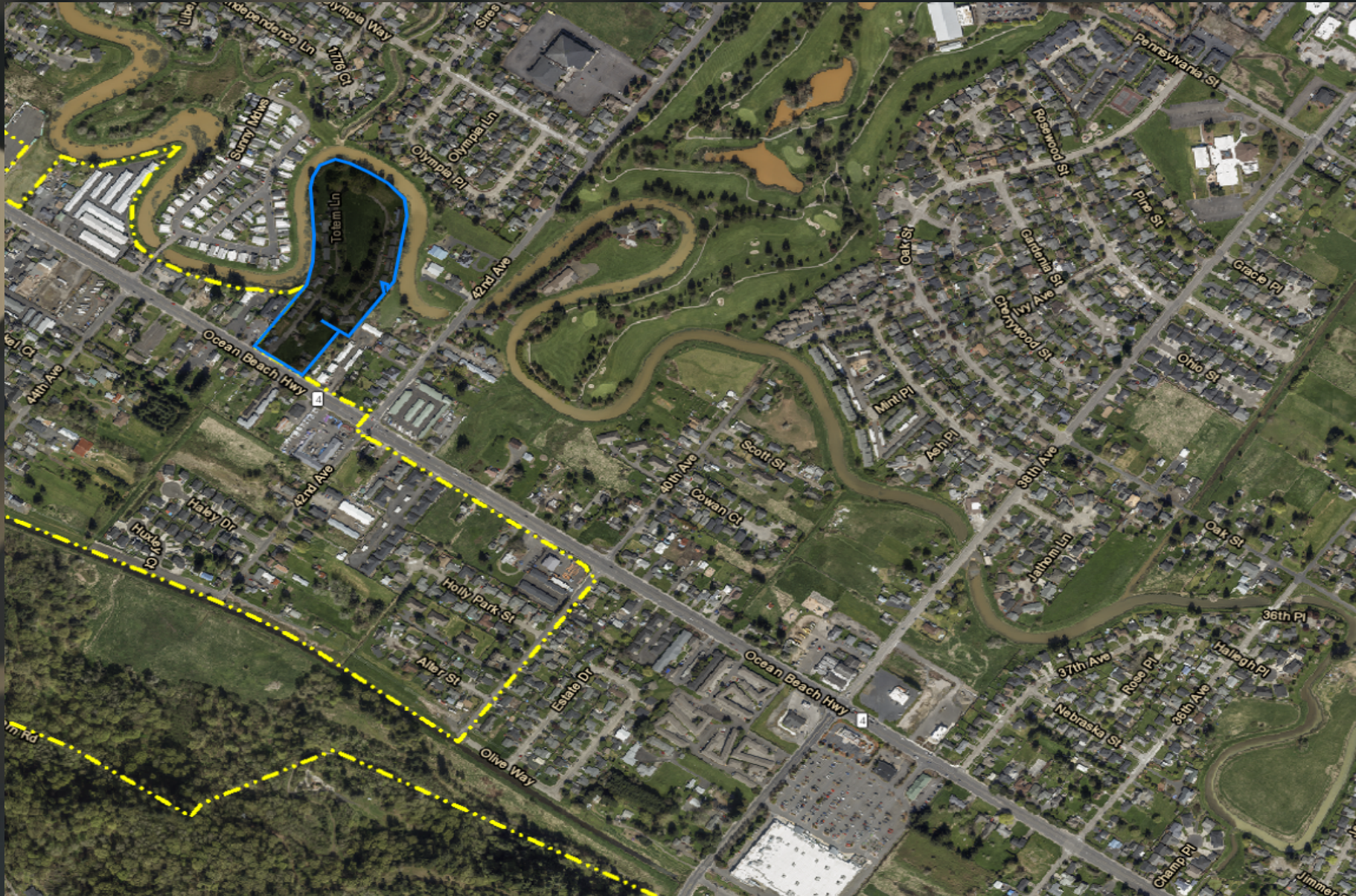
Community Development
Department, City of Longview



Where is this?



Where is this?



100

- # What is proposed?
- A rezone from R-1 (Single Family Zoning) to R-3 (High Density)
 - Further development of property in future



Permitted uses in R-3 Zone

- Duplexes, Triplexes, Fourplexes, Townhomes
- Multifamily
- ADUs
- Cottage Homes

Types of Multi-Family Homes



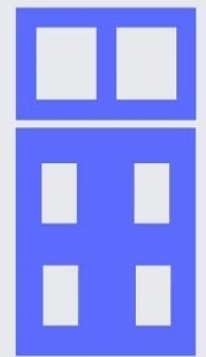
Apartments



**Duplexes, triplexes,
and quadplexes**



Townhomes



Condominiums

Recommended Action: Approval of Planning Commission recommendation for Rezone from R-1 to R-3 at Totem lane and direction to city attorney to create zoning designation and comprehensive plan map amendment ordinances



City of Longview

Agenda Summary

HOMELESS HOUSING TASK FORCE - ADOPTION OF COWLITZ COUNTY 5-YEAR HOMELESS HOUSING PLAN

RECOMMENDED ACTION:

MOTION TO ADOPT COWLITZ COUNTY 5-YEAR HOMELESS HOUSING PLAN

DATE: February 8, 2024

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Enhance public safety & emergency response
Preserve and enhance neighborhoods
Address quality of place issues

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

On January 12, 2023, Longview City Council approved Resolution No. 2431 establishing its own local Homeless Housing program and creation of a task force. The purpose of this volunteer taskforce is to prepare and recommend to the City Council, a five-year homeless housing plan for its jurisdictional area. The plan must be consistent with the Washington State Department of Commerce's statewide guidelines and five-year homeless housing strategic plan. This plan must be aimed at eliminating homelessness. Membership includes two persons with lived experience of homelessness, one Longview Police Department representative, one City Council representative, one County representative, and two to four individuals representing the following groups: housing authorities, civic and faith organizations, schools, community networks, human services providers, criminal justice personnel, including prosecutors, probation officers, and jail administrators, substance abuse treatment providers, mental health care providers, emergency health care providers, businesses, real estate professionals, at large representatives of the community.

Establishing a City Task Force allows the city to retain a percentage of document recording surcharge equal to the percentage of the city's local portion of the real estate excise tax collected by the county.

History: In 2005 the Washington State Legislature enacted the Homeless Housing and Assistance Act, Chapter 43.185C RCW, to recognize that the fiscal and societal costs of homelessness are high for both the public and private sectors, and that ending homelessness should be a goal for state and local government.

The Board of County Commissioners transitioned coordination of the Homeless Housing Task Force to the Health and Human Services Departments on January 1, 2017. To comply with RCW 43.185C.160, the County created a Homeless Housing Task Force. In 2018 The Department of Commerce issued Local Plan Guidance to support counties in aligning to Commerce's Five-Year Homeless Housing Strategic Plan.

The following plan has been reviewed and approved by the Homeless Housing Task Force as well as the Board of County Commissioners:

[Cowlitz County 5 Year Homeless Housing Plan](#)

In collaboration with the county, the City Homeless Housing Task Force recommends adoption of Cowlitz County 5-year Homeless Housing Plan.

The Cowlitz County 5 year Homeless Housing Plan was first created in 2007 as a mandate of RCW 43.185c, otherwise known as the Homeless Housing and Assistance Act. At the same time, the Washington State Department of Commerce was also given the directive to create the Washington State Homeless Housing Strategic Plan to address the growing numbers of individuals and families experiencing homelessness. In 2009 the HEARTH Act (Homeless Emergency Assistance and Rapid Transition to Housing Act) was reauthorized to consolidate grant programs for the Department of Housing and Urban Development (HUD) and to reauthorize the McKinney-Vento

Homeless Assistance Act. This created a change in HUD's definition of homeless and provided an increase in prevention resources. By 2010 the Federal "Opening Doors" plan launched with the goal to reduce the number of homeless veterans, reduce the number of chronically homeless, and end family homelessness across the United States. In 2018, the federal plan was updated and renamed "Home Together" and sets direction for states and local governments through 2022. The RCW also mandated changes by local governments and required each county to create a local task force that can include representatives of the county, cities, towns, housing authorities, civic and faith organizations, schools, community networks, human services providers, law enforcement personnel, criminal justice personnel, including prosecutors, probation officers, and jail administrators, substance abuse treatment providers, mental health care providers, emergency health care providers, businesses, at large representatives of the community, and an individual who is currently or formerly homeless. The intention of the group is to meet to address planning for housing for individuals experiencing homelessness.

Homelessness is incredibly expensive to a community. The most cost-effective way for the community to respond to homelessness is to prevent it in the first place. Affordable housing, physical and behavioral health services, and jobs that provide a living wage are the most effective interventions to preventing homelessness; all of which are factors outside the control of any housing service system.

RECOMMENDED ACTION:

Motion to adopt Cowlitz County's 5-year Homeless Housing Plan

STAFF CONTACT:

City Manager Kris Swanson

Attachments:

1. Cowlitz 5 year Homeless Housing Plan 11.2021 Update_202111221513255469

Cowlitz County 5 Year Homeless Housing Plan



Cowlitz County 5 Year Homeless Housing Plan

December 2019-December 2024

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Acknowledgement

Homeless Housing Task Force

History

In 2005 the legislature created the homeless housing program to develop and coordinate a statewide strategic plan aimed at housing homeless persons. RCW 43.185C.160 requires each participating County to create or designate a Homeless Housing Task Force. The Board of County Commissioners transitioned coordination of the Homeless Housing Task Force to the Health and Human Services Departments on January 1, 2017. To comply with RCW 43.185C.160, the County created a Homeless Housing Task Force. In 2018 The Department of Commerce issued Local Plan Guidance to support counties in aligning to Commerce's Five-Year Homeless Housing Strategic Plan.ⁱ

Purpose

The purpose of the Homeless Housing Task Force (HHTF) is to provide input into the ongoing development of a five-year homeless housing plan to address homelessness in Cowlitz County as required by RCW 43.185C.160. The HHTF has regularly scheduled meetings monthly and occasionally holds special meetings. The HHTF meets membership requirements of 2 formerly homeless individuals, representative from the largest city within the county, and a representative from the county. The members have provided input on the development of a 5 year plan to address homelessness in Cowlitz County. The following plan has been reviewed and approved by the Homeless Housing Task Force as well as the Board of County Commissioners.

Introduction

The Cowlitz County 5 year Homeless Housing Plan was first created in 2007 as a mandate of RCW 43.185c, otherwise known as the Homeless Housing and Assistance Act. At the same time, the Washington State Department of Commerce was also given the directive to create the Washington State Homeless Housing Strategic Plan to address the growing numbers of individuals and families experiencing homelessness.ⁱⁱ

In 2009 the HEARTH Act (Homeless Emergency Assistance and Rapid Transition to Housing Act) was reauthorized to consolidate grant programs for the Department of Housing and Urban Development (HUD) and to reauthorize the McKinney-Vento Homeless Assistance Act.ⁱⁱⁱ This created a change in HUD's definition of homeless and provided an increase in prevention resources. By 2010 the Federal "Opening Doors" plan launched with the goal to reduce the number of homeless veterans, reduce the number of chronically homeless, and end family homelessness across the United States.^{iv} In 2018, the federal plan was updated and renamed "Home Together" and sets direction for states and local governments through 2022.^v

The RCW also mandated changes by local governments and required each county to create a local task force that can include representatives of the county, cities, towns, housing authorities, civic and faith organizations, schools, community networks, human services providers, law enforcement personnel, criminal justice personnel, including prosecutors, probation officers, and jail administrators, substance abuse treatment providers, mental health care providers, emergency health care providers, businesses, at large representatives of the community, and an individual who is currently or formerly homeless. The intention of the group is to meet to address planning for housing for individuals experiencing homelessness.^{vi}

Overview

Homeless Prevention

Believe it or not, homelessness is incredibly expensive to a community. The most cost-effective way for the community to respond to homelessness is to prevent it in the first place. Affordable housing, physical and behavioral health services, and jobs that provide a living wage are the most effective interventions to preventing homelessness; all of which are factors outside the control of any housing service system.^{vii}

Evidence Based Best Practice

When deciding on the intervention types that will address homelessness in Cowlitz County, it's important to consider evidence based/data driven best practices that have proven to be effective and help to utilize resources more effectively. In "Opening Doors; Federal Strategic Plan to Prevent and End Homelessness," The United States Interagency Council on Homelessness defines "evidence based" in the following way:

"To attain value for money, agencies and communities alike must direct resources towards evidence-based and cost-effective solutions like permanent supportive housing, Housing First,

and rapid re-housing, and away from models and programs that are outdated, unsupported by evidence, or are not cost-effective. Agencies must use data to measure and improve program performance and quality. These practices bolster the case for adequate resource investments to bring solutions to scale.”^{viii}

The Cost of Status Quo

Homelessness doesn’t just affect individuals with low incomes. When someone becomes homeless there are usually costs incurred judicially, medically, and higher costs for crisis services. Individuals often cycle through other expensive interventions such as shelter, jail, hospitals and treatment while never having their housing needs resolved.^{ix}

Intervention Types

Targeted Prevention and Diversion- Provides diversion from becoming homeless by working with landlords and individuals to resolve issues and can include assistance for rent to keep a person housed.

Emergency Shelter (ES)- Provides short term temporary shelter for those experiencing homelessness

Transitional Housing (TH)- Provides ongoing support for a period of two years until individuals can learn the skills necessary to transition to housing in the community.

Rapid Rehousing (RRH)- Provides housing focused case management and support needed to house individuals quickly by assisting with deposits and rent so the person can regain housing and end their homelessness.

Permanent Supportive Housing (PSH)- Provides ongoing support for individuals with high needs related to medical, mental and behavioral health or substance use.^x

Housing Resources

Community House on Broadway, Emergency Support Shelter, Faithful Servants, Family Health Center-Phoenix House, Family Promises, Housing Opportunities of South West Washington, Kelso Housing Authority, Lower Columbia Community Action Program (CAP), Love Overwhelming, Oxford houses, Salvation Army, Veteran’s Integration Program and the faith based community.

Barriers

There are a number of barriers individuals may experience when seeking housing that makes it difficult to find an affordable and safe unit to rent. The primary initial barrier in Cowlitz County is the absence of affordable housing. Additional typical barriers include; income requirements that require tenants to earn three times the amount of rent, prior eviction(s), lack of or poor credit history, criminal history, pets, history of homelessness, and high behavioral or physical health issues.^{xi}

Coordination

Combining the eligibility and assessment process for multiple programs makes access easier for individuals seeking services and eliminates duplication of services. Coordination between all the components of a housing response system is critical to addressing and reducing homelessness.^{xii}

Components of an effective housing response system

Outreach and access- Individuals who are chronically homeless often have distrust for service providers and may not solicit assistance. It is critical to have a system that provides access for vulnerable populations that does not have high barriers in order to receive support. By applying approaches such as trauma-informed care, peer mentorship and other evidence-based practices to engage people living outside, we can maintain a high level of coordination between outreach workers and the coordinated assessment system to ensure access to housing.^{xiii}

Coordinated Assessment/Coordinated Entry- Provides fair and equal access to participating projects by assessing individuals who enter or are at risk of experiencing homelessness. The assessment prioritizes the most vulnerable individuals and directs intervention types for the individual situations people may be experiencing. This method is accessible in person, by phone, and should include the ability to be mobile when needed.^{xiv}

Homeless Management Information System (HMIS)- When individuals engage with participating projects within the housing response system, they are entered into the HMIS database. HMIS is used nationally to record and store client level information such as characteristics and services utilized.^{xv}

Taskforce- This group is a local planning body that provides input to the 5 year Homeless Housing Plan. This group might represent county and city officials, individuals who have formerly experienced homelessness, and other members who may represent service providers, faith based community, or members at-large.^{xvi}

State Continuum of Care (COC)- The Washington State Department of Commerce runs the Washington Balance of State CoC to represent 34 counties throughout the state. This group coordinates housing services and funding based on grants applied for from federal homeless assistance funds.^{xvii}

Defining “Homeless”

Individuals can experience homelessness for many reasons, and different federal programs may have definitions of homelessness that differ from one another slightly. While the housing response system works together, some areas are funded by programs operating under different definitions of homelessness. This plan operates under the definition of homelessness set by RCW 43.185C.010:

“Homeless person” means an individual living outside or in a building not meant for human habitation or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program which may include transitional and supportive housing program if habitation time limits exist. This definition includes substance abusers, people with mental illnesses, and sex offenders who are homeless.”^{xviii}

The definition of homeless youth varies slightly, this plan will use the definition of homeless youth as outlined in RCW 43.330.702 which references the McKinney-Vento Act. The McKinney-Vento Act defines homeless youth and children as “individuals who lack a fixed, regular, and adequate nighttime residence.” The act provides examples of children who would fall under this definition:

- Children and youth sharing housing due to loss of housing, economic hardship or a similar reason
- Children and youth living in motels, hotels, trailer parks, or camp grounds due to lack of alternative accommodations
- Children and youth living in emergency or transitional shelters
- Children and youth abandoned in hospitals
- Children and youth whose primary nighttime residence is not ordinarily used as a regular sleeping accommodation (e.g. park benches, etc)
- Children and youth living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations
- Migratory children and youth living in any of the above situations

Housing and Urban Development (HUD) definitions of homelessness

Literally homeless- An individual or family who lacks a fixed, regular, and adequate nighttime residence, or has a primary nighttime residence that is a public or private place not meant for human habitation, or is living in a publicly or privately operated shelter.

Imminent risk of homelessness- An individual or family who will imminently lose their primary nighttime residence, provided that residence will be lost within 14 days of the date of application for homeless assistance and who lacks the resources or supports needed to obtain other permanent housing.

Homeless under other federal statutes- Unaccompanied youth (under 25) or families with children who do not otherwise qualify as homeless under this definition and are defined as homeless under another federal statute, have not had permanent housing during the past 60 days, have experienced persistent instability, and can be expected to continue in such status for an extended period of time.

Fleeing or attempting to flee domestic violence- Any individual or family fleeing, or attempting to flee domestic violence, dating violence, sexual assault, or stalking.^{xix}

Homeless populations- Households without children, Households with at least one adult and one child, Households with only children.

Homeless subpopulations- Chronically homeless, severely mentally ill, chronic substance abuse, veterans, HIV/AIDS, victims of domestic violence, parenting youth, children of parenting youth.^{xx}

Office of Superintendent of Public Instruction (OSPI)

The OSPI operates under the definition of homelessness given by the McKinney-Vento Education of Homeless Children and Youth Assistance Act, a federal law that ensures immediate enrollment and educational stability for homeless children and youth. McKinney-Vento provides federal funding to states for the purpose of supporting district programs that serve homeless students.

School districts are provided funding for a Homeless Liaison who connects with youth and offers resources as well as collects and submits data to the district regarding the volume of homeless youth.^{xxi} In the 2020-2021 school year, there were 499 homeless youth reported by school districts in Cowlitz County.^{xxii}

Point in Time Count (PIT)

The Homeless Housing Assistance Act RCW 43.185C requires that counties conduct an annual count of individuals experiencing homelessness who are unsheltered or sheltered in emergency shelter, transitional housing, and Safe Havens on a single night, usually the last Thursday in January.^{xxiii} Since 2012, Cowlitz County has hosted and participated in Project Homeless Connect in order to draw individuals at risk of or who are currently experiencing homelessness into a service fair. Prior to entry, individuals are given a voluntary survey to complete that is then organized and entered into HMIS. Outreach is also conducted throughout the county at foodbanks and meal sharing programs. The Department of Commerce then collects data from State and other community partners and submits the data for 34 counties to HUD in order to apply for the next grant cycle. With this data the Department of Commerce can determine the number of individuals experiencing homelessness in Cowlitz County and the subpopulations to target prevention to in an effort to reduce homelessness.^{xxiv}

2018 Update

During 2018, Cowlitz County supported a variety of housing/homeless efforts to address homelessness in our community including:

- Financial Literacy training for over 150 at-risk youth and family members
- Prevention/Diversion served 1,538 people and 90% of those were prevented or diverted from entering into the housing/homeless system
- Emergency Shelter for victims of domestic violence served 318 people
- Rapid Rehousing served 274 people and achieved 79% exits to permanent housing and a return to homelessness after exit to permanent housing of less than 5%.
- Permanent Supportive Housing programs served 61 people to obtain and maintain permanent housing.

Local Homeless Housing Plan

Each local homeless housing task force shall prepare and recommend to its local government legislative authority a five-year homeless housing plan for its jurisdictional area. The goals of this plan shall be assessed annually and updated at a minimum of every 5 years. The local legislative authority determines allocations and relies on Health and Human Services to administer resources in alignment with the plan.

Eligible activities under the plan include (RCW 43.185C.050):

- Rental and furnishing of dwelling units for the use of homeless persons
- Costs of developing affordable housing for homeless persons, and services for formerly homeless individuals and families residing in transitional housing or permanent housing and still at risk of homelessness
- Operating subsidies for transitional housing or permanent housing serving formerly homeless families or individuals
- Services to prevent homelessness, such as emergency eviction prevention programs including temporary rental subsidies to prevent homelessness
- Temporary services to assist persons leaving state institutions and other state programs to prevent them from becoming or remaining homeless
- Outreach services for homeless individuals and families
- Development and management of local homeless plans including homeless census data collection; identification of goals, performance measures, strategies, and costs and evaluation of progress towards established goals
- Rental vouchers payable to landlords for persons who are homeless or below thirty percent of the median income or in immediate danger of becoming homeless
- Other activities to reduce and prevent homelessness as identified for funding in the local plan^{xxv}

Goal Summary

Goals are listed in order of priority

1.	Increase access to affordable housing
2.	Quickly identify and engage people experiencing homelessness
3.	Increase prevention and education opportunities
4.	Maintain a crisis response system in Cowlitz County
5.	Increase the use of data to drive strategies and decision making

Goal Details

The goals below are categorized into ‘Objectives Required by the Department of Commerce’ and ‘Local Priorities.’ The Objectives Required by the Department of Commerce reflect areas of focus that our local plan must include, per Washington State legislation. The Local Priorities represent areas of focus that our local Homeless Housing Task Force has identified, through a series of special meetings and discussions (See Appendix D), as ways to address housing and homelessness in our community and are listed in order of priority.

1. Increase access to affordable housing units

Strategy

Support plans and development to increase access to affordable housing units. Affordable housing can include, but is not limited to: workforce housing, low income tax credit housing, subsidized housing, and other definitions that create housing affordability.

Objectives Required by the Department of Commerce

Commerce Objective	Action	Responsible Parties	Timeline	Milestones complete by 2022	Success measurement
Not Applicable	N/A	N/A	N/A	N/A	N/A

Local Priorities

Action	Task
a. Collaborate with cities, and other appropriate partners, around efforts to increase affordable housing, aligning efforts when appropriate. - Including supporting community partners in pursuit of additional affordable housing resources such as federal and state voucher funding, housing trust funds, low income housing tax credits, and tax-exempt bonds.	Convene county, cities, other appropriate partners to discuss any current efforts, policy, or legislation towards increasing affordable housing units (HHS, cities, others)
b. Identify and maintain a listing of County owned vacant properties, land and structures. - Collaborate with cities, or others, as appropriate to provide opportunities for publically owned assets to participate in programs related to the five year plan.	Meet with county and cities to discuss publically owned vacant properties, land and structures (HHS, cities, others)
c. Coordinate with local jurisdictions to review land use codes and development standards to ensure that developers have flexible opportunities and that development of cost-efficient housing products is allowed and encouraged. - Amend local codes and standards to allow for increased housing density, new and cost-efficient housing products (such as cottage housing, park-models, and accessory-dwelling units) - Engage stakeholder groups, including elected officials, planning commissions, and industry professionals to proactively address the development of diverse housing types. - Encourage and allow optional inclusionary housing density bonuses and other tools.	Receive annual updates from local jurisdictions (including Cowlitz County, Kelso, Longview, and other jurisdictions) on any changes to land use codes and/or development standards.
d. Support and enhance Landlord Liaison Programs	Explore opportunities to expand housing locator assistance (HHS)

2. Quickly identify and engage people experiencing homelessness – Maintain effective and efficient coordinated entry system for housing and housing related services.

Strategy

Continue implementation of a Coordinated Entry system that provides a streamlined process to access, assess, and refer to specific housing programs in the community.

Objectives Required by the Department of Commerce

Commerce Objective	Action	Responsible Parties	Timeline	Milestones complete by 2022	Success measurement
a. Quickly Identify and Engage	Continue and increase use of HMIS for CE data	HHS, Department of Commerce	Continuous	By-name list in HMIS by 2022	Compliance with state and federal CE data collection requirements CE data includes by-name list that tracks status, engagements and housing placements in HMIS
	Engage system partners	HHS, community partners	Continuous	Monthly meetings held with community partners	Missing systems are identified and invited to meeting
	Street Outreach – not applicable	N/A	N/A	N/A	Positive outcome destinations ≥76% of those exiting project
b. Prioritize housing for people with the greatest need	Maintain prioritization policy within County level CE policies and procedures	HHS	Continuous	2 CE Evaluations complete by 2022	Compliance with state and federal Coordinated Entry requirements

Local Priority

Action	Task
c. Prevent/Divert, as often as possible, households from entering into the homeless/housing system. This will be accomplished by supporting households in maintaining and preserving current housing and targeting resources to those who are most at risk of becoming homeless	Review # served through prevention/diversion annually (HHS, HHTF) Review reason for entry into homelessness annually (HHS, HHTF)

3. Increase Prevention and Education opportunities
Strategy Support Prevention and Education Projects

Objectives Required by the Department of Commerce

Commerce Objective	Action	Responsible Parties	Timeline	Milestones complete by 2022	Success measurement
Not Applicable	N/A	N/A	N/A	N/A	N/A

Local Priority

Action	Task
a. Support and maintain evidence based educational programs on self-sufficiency skills for adults and youth. Examples include, but are not limited to: Financial Literacy, Tenant Education, Landlord Tenant Laws, Employment supports, etc.	Identify adult specific educational opportunities (HHS, community partners) Identify youth specific educational opportunities (HHS, community partners, including youth serving organizations and school districts) Integrate educational opportunities into existing county funded programs - ie. Therapeutic court programs (HHS, community partners)
b. Provide regular opportunities for continued training and education for community partners to foster collaboration between programs and services. Examples include, but are not limited to: SOAR (SSI/SSDI Outreach, Access, and Recovery), Trauma Informed Care, Evidenced-Based programs, etc.	Collaborate with local, state or regional partners to support educational or technical assistance opportunities. (HHS)

4. Maintain a crisis response system in Cowlitz County – System is effective and efficient, with the most appropriate resources and interventions for the homeless population.
Strategy Consistently evaluate current system capacity, reviewing characteristics of the homeless population and the resources/interventions available to meet the need

Objectives Required by the Department of Commerce

Commerce Objective	Action	Responsible Parties	Timeline	Milestones complete by 2022	Success measurement
a. Crisis response system swiftly moves people into stable permanent housing	Review percentage of exits to permanent housing (PH) within county funded programs	HHS	2020-2021	Baseline data for county funded programs obtained by 2022	Increase percentage of exits to PH to above 59%
	Review returns to homelessness after PH exit within county funded programs	HHS	2020-2021	Baseline data for county funded programs obtained by 2022	Reduce returns to homelessness after PH exit to less than 10%
	Review average length of stay in temporary housing projects within county funded programs	HHS	2020-2021	Baseline data for county funded programs obtained by 2022	Reduce average length of stay in temporary housing projects to less than 90 days

Local Priority

Action	Task
b. Review capacity of short term/emergency shelter, temporary, and permanent housing interventions. *Appendix B	Review system capacity of housing interventions annually (HHS, HHTF) Connect with service providers to review project specific capacity (HHS, community partners)
c. Maintain housing interventions that enhance the continuum of housing/homeless services, address system capacity gaps (resources available vs population need), and increase opportunities for households to be stably housed. - Intervention types include: Prevention/Diversion, Emergency Shelter (ES), Rapid Rehousing (RRH), Transitional Housing (TH), Permanent Supportive	Collect and review project level data annually (HHS)

Housing (PSH), Subsidized Housing, and Homeownership. - Interventions demonstrate alignment with evidenced based or promising practices and demonstrate outcomes that strive to move households out of homelessness and into permanent housing destinations.	
d. Maintain process to support projects that address homelessness during an emergency. An emergency is defined as: A situation which poses an immediate risk to health, life, property or environment. - Natural Disasters (e.g. fire, flood, tornado, storm damage, loss of utilities) - Emergency Needs (e.g. phase-out costs associated with the closure of a program, equipment failure, civil disturbance, severe weather event, or other conditions determined by the Cowlitz County Health Officer to be an emergent threat to public health and safety)	Review process annually (HHS, HHTF)
e. Support and develop policies to allow alternative interim habitation - Examples include, but are not limited to: micro housing/cottage housing, public/vehicle habitation, etc.	Explore policies that support allowance for interim habitation (HHS, HHTF) Solicit input from emergency services and other community partners (HHS, HHTF)
f. Consider temporary projects that address impacts of the Coronavirus pandemic - The Coronavirus Pandemic and the unforeseen circumstances surrounding it have impacted communities. Local businesses have shut down or have reduced staff hours, unemployment rates spiked through the pandemic, and there has been a continuous eviction moratorium that will soon be lifted and may result in significant evictions. Due to these unexpected conditions, the County may consider temporary projects to address housing/homelessness impacts and/or recovery from the Coronavirus pandemic.	Consider temporary emergency shelter or housing projects that address housing/homelessness impacts and/or recovery from the Coronavirus Pandemic and the lifting of the associated eviction moratorium.

5. Increase the use of data to drive strategies and decision making

Strategy

Coordinate with local and state partners to collect and review data.

Objectives Required by the Department of Commerce

Commerce Objective	Action	Responsible Parties	Timeline	Milestones complete by 2022	Success measurement
a. Project the impact of the fully implemented local plan on number of households housed & number of households left unsheltered, assuming existing resources and state policies	Complete modeling tool provided by Department of Commerce *Appendix C	HHS, Department of Commerce	December 2019	Initial and follow-up estimate complete by 2022	Includes an estimate of the # of people experiencing homelessness that will be housed during 2024 after implementation of plan and count of households left unsheltered at a point in time in 2024
b. Address racial disparities among people experiencing homelessness	Complete analysis, using the racial equity tool and data provided by Department of Commerce *Appendix E (1X)	HHS, Department of Commerce	Initial complete by December 2019	Initial and follow-up analysis complete by 2022	Completion of an initial analysis using a racial equity tool and data provided by Commerce

Local Priority

Action	Task
c. Administer the annual collection of data and reporting to the Department of Commerce for the Point in Time Count and the Housing Inventory Count.	Collect and report county wide data annually (Department of Commerce, HHS, community partners) Publish county wide data to the public (Department of Commerce, HHS)

d. Collect quarterly project-level data - Utilize the state's Homeless Management Information System (HMIS)	Attend HMIS training as necessary (HHS, community partners) Publish project-level data annually to the public (Department of Commerce, HHS)
e. Collect and utilize data and information from Coordinated Entry	Review data and use to inform future priorities (HHS, HHTF)

Recommendations to the State

- State homeless housing program contract requirements
 - Recommendation – Support Counties with local flexibility in addressing housing and homelessness by allowing Counties full authority with how local Document Recording Fees are invested and remove current requirements in the CHG contract that impose requirements for local investments.
 - Recommendation – Remove current requirements in the CHG contract around system wide performance measures and/or requirements.
- State data collection and reporting
 - Recommendation - Support Counties to have the best Point in Time data possible by developing a check system between Commerce and Counties *before* Point in Time Count results are published by Commerce.
- Refinements, additions, or replacements for existing homeless system performance measures and benchmarks
 - Recommendation – Remove from the unsheltered system performance measure, those served in homeless prevention projects.
- State behavioral health policies and investments
 - Recommendation – Support the behavioral health system and the housing system to together make local investments to develop resources that are appropriate to serve the homeless population that experience behavioral health issues.
- Social Services
 - Recommendation - Support DSHS with addressing the movement of people currently on the HEN caseload, to more quickly move people off the HEN caseload by expediting the process to connect eligible individuals to long term disability supports.

Appendix A-Consolidated Homeless Grant Performance Tracker

Consolidated Homeless Grant (CHG) Performance Tracker

Housing Outcome Performance Measures

Instructions

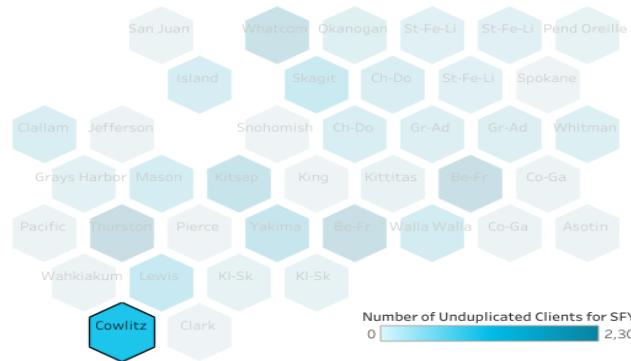
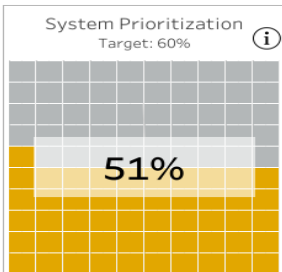
- w Default numbers are for the Balance of State (BoS).
- w Select *Project Type* and/or *Drop-In Shelter* options to filter map to show only selected project types.
- w To view county- or region-level measures, click on the desired county/region on the map 4



Department of Commerce



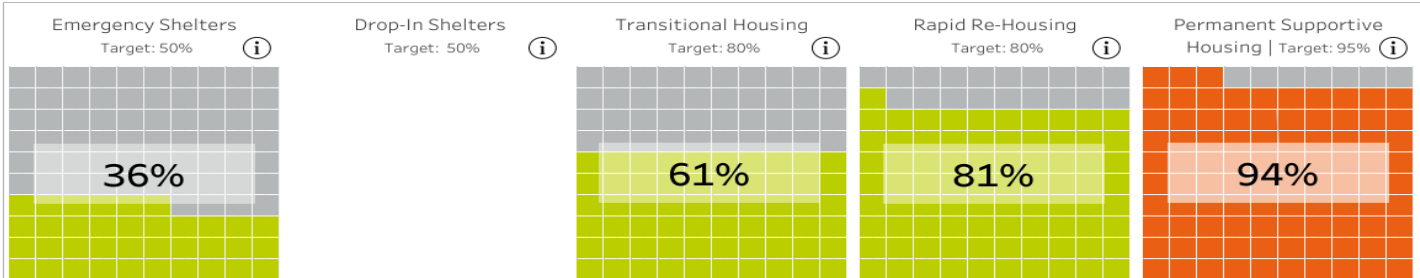
3 Hover over for more information



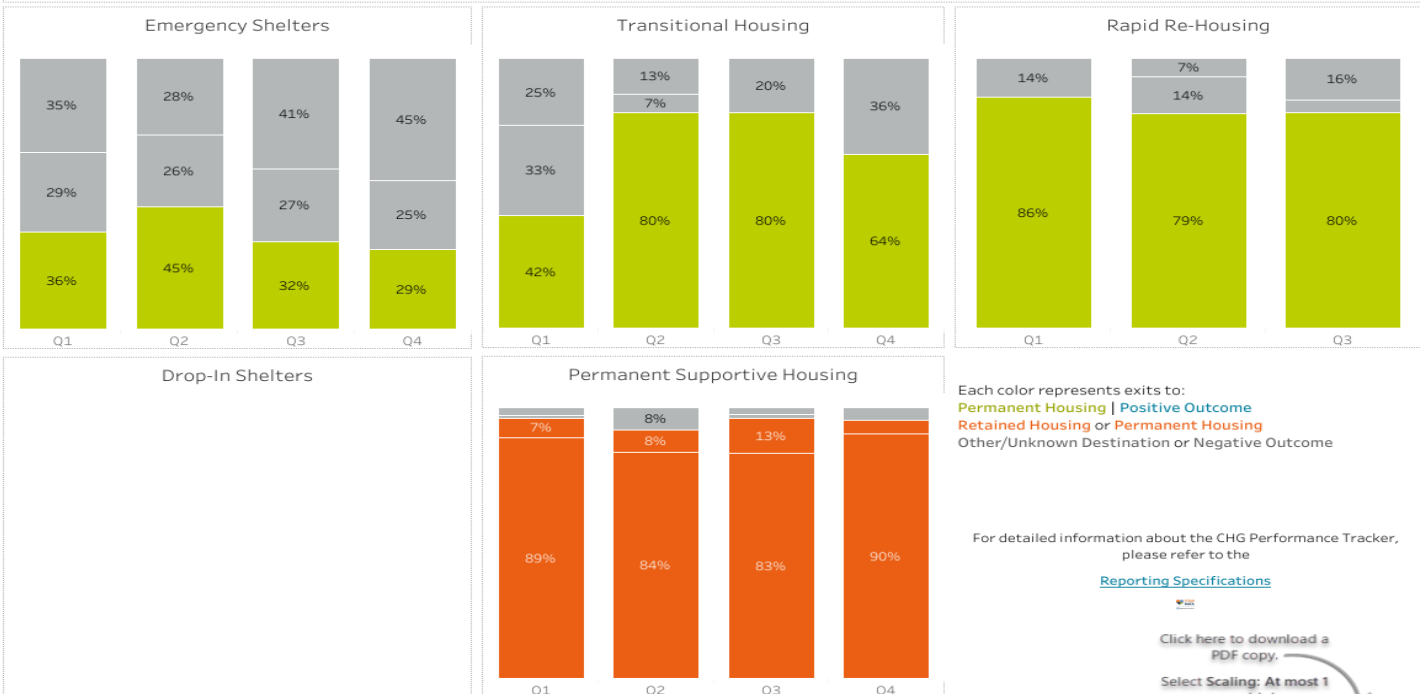
- Project Type**
- ☒ Null
 - ☒ Emergency Shelter
 - ☒ Homeless Prevention
 - ☒ Other
 - ☒ PH - Permanent Supportive Housing (di..
 - ☒ PH - Rapid Re-Housing
 - ☒ Transitional Housing

Has a Drop-In Shelter?
All

Year-to-Date Housing Outcomes



Quarterly Housing Outcomes



Data Reference: July 2018-July 2019^{xxvi}

Appendix B- Current Cowlitz System Capacity

Short term/Emergency Shelter (≤90 days)	Any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless					
Intervention/Agency	Population	Specific Eligibility	Length	Units	Beds	2016 # Served
Community House on Broadway	Families or single adults	Clean and sober living, background check - may stay longer if working towards stable housing.	≤ 90 days	65	93	558
Emergency Support Shelter	Individuals fleeing domestic violence	Fleeing domestic violence	≤ 60 days	16	56	340
Family Promise	Families with children		≤ 90 days			
				81	149	898
Temporary (>90 days up to 2 years)	A project that has as its purpose facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time (usually within 24 months)					
Intervention/Agency	Population	Specific Eligibility	Length	Units	Beds	2016 # Served
Country Run	Single adults or families	Low income	≤ 2 years	20	60	
Faithful Servants	Single men & women with children	Clean/sober living, commit to program rules	≤ 2 years			
Housing Opportunities of Southwest WA - HOME TBRA	Homeless & Veterans	Homeless Veteran	≤ 2 years	27	0	48
Housing Opportunities of Southwest WA - Emergency Transitional Housing (Hemlock)	Veterans	Homeless Veteran	≤ 2 years	2	8	35
Housing Opportunities of Southwest WA - Transitional Housing (33rd House)	Veterans	Homeless Veteran	≤ 2 years	1	3	8
Housing Opportunities of Southwest WA - Bridge Housing (Hemlock)	Veterans	Homeless Veteran	≤ 2 years	2	8	35

Salvation Army - Hope House	Single adults (18+)	Clean/sober living, background check, self-sufficiency plan (employment, recovery support), case management meetings	≤ 2 years	8	16	
				60	95	126
Permanent Housing	Community-based housing without a designated length of stay in which formerly homeless individuals and families live as independently as possible.					
Sticks & Bricks (includes project based voucher programs)						
Intervention/Agency	Population	Specific Eligibility	Length	Units	Beds	2016 # Served
Housing Opportunities of Southwest WA/Family Health Center - Phoenix House	Pregnant or parenting women	Substance Use Disorder - recently completed residential SUD treatment		20	40	76
Housing Opportunities of Southwest WA - Stratford Arms	Homeless Veterans	HUD Voucher		20		21
Housing Opportunities of Southwest WA - Sylvester Apartments PBRA	Elderly (62+)	HUD Voucher		42		45
Housing Opportunities of Southwest WA - Casa de San Juan Diego	Farm Workers - Woodland	HUD Voucher		5		23
Housing Opportunities of Southwest WA - Lilac Place	Woodland	HUD Voucher		46		111
Housing Opportunities of Southwest WA - Tulip Valley	Family - Woodland	USDA/Rural Development subsidy		46		102
Housing Opportunities of Southwest WA - Hawthorne House	Elderly/Disabled - Woodland	USDA/Rural Development subsidy		69		75
Housing Opportunities of Southwest WA - Riverview	Elderly/Disabled - Castle Rock	USDA/Rural Development subsidy		44		49
Housing Opportunities of Southwest WA - Columbia View Harbor	Elderly/Disabled - Kalama	USDA/Rural Development subsidy		17		17

Kelso Housing Authority - Chinook/Columbia	Adults	Disability - Mental Illness		21	21	29
Lower Columbia Community Action Program	Vulnerable population - medical needs, physical disability, mental illness, substance use disorder	House Rules		6	6	19
Oxford Housing	Individuals in recovery - both men and women (some houses accept men or women with children)	Accept rules and expectations, pay equal share of household expenses, recommended to be clean 10+ days		10		
				346	67	567

<i>Tenant based voucher programs</i>	Assistance for low-income families, including elderly and disabled, to afford decent, safe, and sanitary housing in the private market			<i>Vouchers</i>		<i># Served</i>
Intervention/Agency	Population	Specific Eligibility	Length	Units	Beds	2016 # Served
Housing Opportunities of Southwest WA - Housing Choice (Section 8)	Families, Elderly, Disabled - Cowlitz (excluding Kelso & Kalama)	HUD Voucher		952		1935
Housing Opportunities of Southwest WA - VASH	Veterans - Cowlitz (excluding Kelso & Kalama)	HUD Voucher		18		20
Housing Opportunities of Southwest WA - Non-elderly, Disabled (NED)	Non-elderly, disabled - Cowlitz (excluding Kelso & Kalama)	HUD Voucher, Transitioning from institutional setting		13		13

Kelso Housing Authority - Housing Choice (Section 8)		HUD Voucher		308		
				1291		1968

<i>Other</i>						
Intervention/Agency	Population	Specific Eligibility	Length	Capacity	2016 # Served	
Kelso Housing Authority - Public Housing	Low income families and individuals	Family pays adjusted rent (Kelso)		100		
Kelso Housing Authority - Public Housing	Low income families and individuals	Family pays adjusted rent (Kalama)		16		
Lower Columbia Community Action Program - Rapid Re-Housing	Adults and families	DSHS referral (HEN/ABD eligibility)			406	
Lower Columbia Community Action Program - YAHP Rapid Re-Housing	Young adults ages 18-24				22	
Habitat for Humanity - Build and buy own home	Low income families and individuals	Enrollment/Applica tion process, commit to 500 hrs 'sweat equity'			2.5 homes/ yr	

Appendix C-Washington State Department of Commerce-Cowlitz Modeling Tool

This section lists the current funds from sources in the homeless housing system that enter data in to the Homeless Management Information System (HMIS) in Cowlitz County and compares the cost to the number of successful exits of homelessness for each intervention type. This modeling tool addresses plan goal/objective #5a and is one of the required objectives from the Department of Commerce. Please see Commerce website for more information on this tool and contact information if there are any questions: <https://www.commerce.wa.gov/serving-communities/homelessness/state-strategic-plan-annual-report-and-audits/>

Current Cowlitz System Funds per Successful Exit									
Interventions				Emergency Shelter	Transitional Housing	Rapid Rehousing	Permanent Supportive Housing	Permanent Housing dedicated to homeless persons	Total
Households served at a point in time (occupied units)				11	-	132	24	-	167
			Annual Spending	\$ 542,907	\$ -	\$ 1,212,826	\$ 194,672	\$ -	\$ 1,950,405
Households served in housing type annually				141	-	248	30	-	419
			Cost per household served in year	\$ 3,850	\$ -	\$ 4,890	\$ 6,489	\$ -	
			Exited households	126	-	158	4	-	288
			% of households who exit	48%	0%	64%	13%	0%	
			Cost per exit	\$ 4,309	\$ -	\$ 7,676	\$ 48,668	\$ -	
			Successful exits	60	-	116	3	-	179
			% Successful exits	48%	0%	73%	75%	0%	
			Cost per successful exit	\$ 9,048	\$ -	\$ 10,455	\$ 64,891	\$ -	
			Cost per unit/slot	\$ 49,355	\$ -	\$ 9,188	\$ 8,111	\$ -	
Average length of stay for households served during year				28	0	194	292	0	
			Failed/unknown exits	66	-	42	1	-	109
Returned to homelessness after successful exit				29	-	7	-	-	36
Returned to homelessness after successful exit %				48%	0%	6%	0%	0%	
			Net successful interventions	46	-	199	29	-	274
Supply vs. Demand									
TOTAL interventions				419					
Successful interventions				274					
Unsuccessful interventions				145					
Unsheltered not served annually (PIT x3)				408					
TOTAL demand for successful interventions				827					
Deficit of successful interventions				553					
2018 Point in time count of unsheltered households				136					

This section is intended to illustrate future funding needs for homeless housing. The chart below reflects the current data reflected above. If there is an increase in the number of people experiencing homelessness, the funding needed to address housing increases as well.

Future Cowlitz System Funds per Sucessful Exit									
<i>Demand change - change in households facing unsheltered homelessness annually:</i>				31	(Negative values are fewer households needing homeless housing interventions due to reasons such as income increases)				
<i>Interventions</i>					Emergency Shelter	Transitional Housing	Rapid Rehousing	Permanent Supportive Housing	Permanent Housing dedicated to homeless persons
Households served at a point in time (occupied units)				10	-	178	10	-	198
			Annual Spending	\$ 493,552	\$ -	\$ 1,635,477	\$ 81,113	\$ -	2,210,143
Households served in housing type annually				128	-	334	13	-	475
			Cost per household served in year	\$ 3,850	\$ -	\$ 4,890	\$ 6,489	\$ -	
			Exited households	62	-	213	2	-	
			% of households who exit	48%	0%	64%	13%	0%	
			Cost per exit	\$ 8,022	\$ -	\$ 7,676	\$ 48,668	\$ -	
			Successful exits	31	-	170	1	-	
			% Successful exits	50%	80%	80%	75%	0%	
			Cost per successful exit	\$ 16,043	\$ -	\$ 9,595	n/a	n/a	
			Cost per unit/slot	\$ 49,355	\$ -	\$ 9,188	\$ 8,111	\$ -	
Average length of stay for households served during year				28	-	194	292	-	157
			Failed exits	31	-	43	0	-	74
Returned to homelessness after successful exit				3	-	9	-	-	12
Returned to homelessness after successful exit %				10%	5%	5%	0%	0%	
			Net successful interventions	94	-	283	12	-	390
<i>Supply vs. Demand</i>									
TOTAL interventions				475					
Successful interventions				390					
Unsuccessful interventions				85					
Change in successful interventions				116					
TOTAL demand for successful interventions				858					
Deficit of successful interventions				468					

No inflation															
Forecast point in time count of unsheltered households					115										
Forecast change in point in time count of unsheltered households					(21)										
% Forecast change in point in time count of unsheltered households					-15%										
2024 after population growth and rent-driven increase in need															
TOTAL demand for successful interventions					2,309										
Households housed annually					475										
Successful interventions					390										
Deficit of successful interventions					1,897										
Forecast point in time count of unsheltered households					586										
Forecast change in point in time count of unsheltered households					(29)										
% Forecast change in point in time count of unsheltered households					-5%										
Change Current Cowlitz vs. Future Cowlitz System Funds per Sucessful Exit															
					Emergency Shelter	Transitional Housing	Rapid Rehousing	Permanent Supportive Housing	Permanent Housing dedicated to homeless persons	TOTAL					
Households served at a point in time (occupied units)					(1)	-	46	(14)	-	31					
			Annual Spending	\$	(49,355)	\$	-	\$	422,651	\$	(113,559)	\$	-	\$	259,738

This section is intended to show the increase in funding needed to keep pace with population growth, rent-driven increase in need, rent inflation, and general inflation to provide housing support for people experiencing homelessness. The first chart represents the current system with inflation, and the second chart represents a 5 year projection of inflation based on the current system.

Annual increase in funding and beds needed to keep pace with population growth, rent-driven increase in need, rent inflation, and general inflation										
					Emergency Shelter	Transitional Housing	Rapid Rehousing	Permanent Supportive Housing	Permanent Housing dedicated to homeless persons	TOTAL
Households served at a point in time (occupied units)					10	-	182	10	-	202
		Cost per unit/slot each year			\$ 50,342	\$ -	\$ 9,289	\$ 8,274	\$ -	\$ 67,905
			Annual Spending			\$ 513,441	\$ -	\$ 1,686,372	\$ 84,382	\$ 2,284,195
Annual increase in households served at a point in time (units) needed to keep pace with need and cost inflation					0	-	4	0	-	4
Net annual cost increase per unit/slot each year					\$ 987	\$ -	\$ 101	\$ 162	\$ -	
Net increase in annual spending necessary to keep pace with need and cost inflation					\$ 19,889	\$ -	\$ 50,894	\$ 3,269	\$ -	\$ 74,052
% Net annual increase in households served at a point in time (occupied units)					2%		2%	2%		2%
% Net additional cost per unit/slot each year					2%		1%	2%		
	% Net increase in annual spending				4%		3%	4%		3%

Five year increase in funding and beds needed to keep pace with population growth, rent-driven increase in need, rent inflation, and general inflation

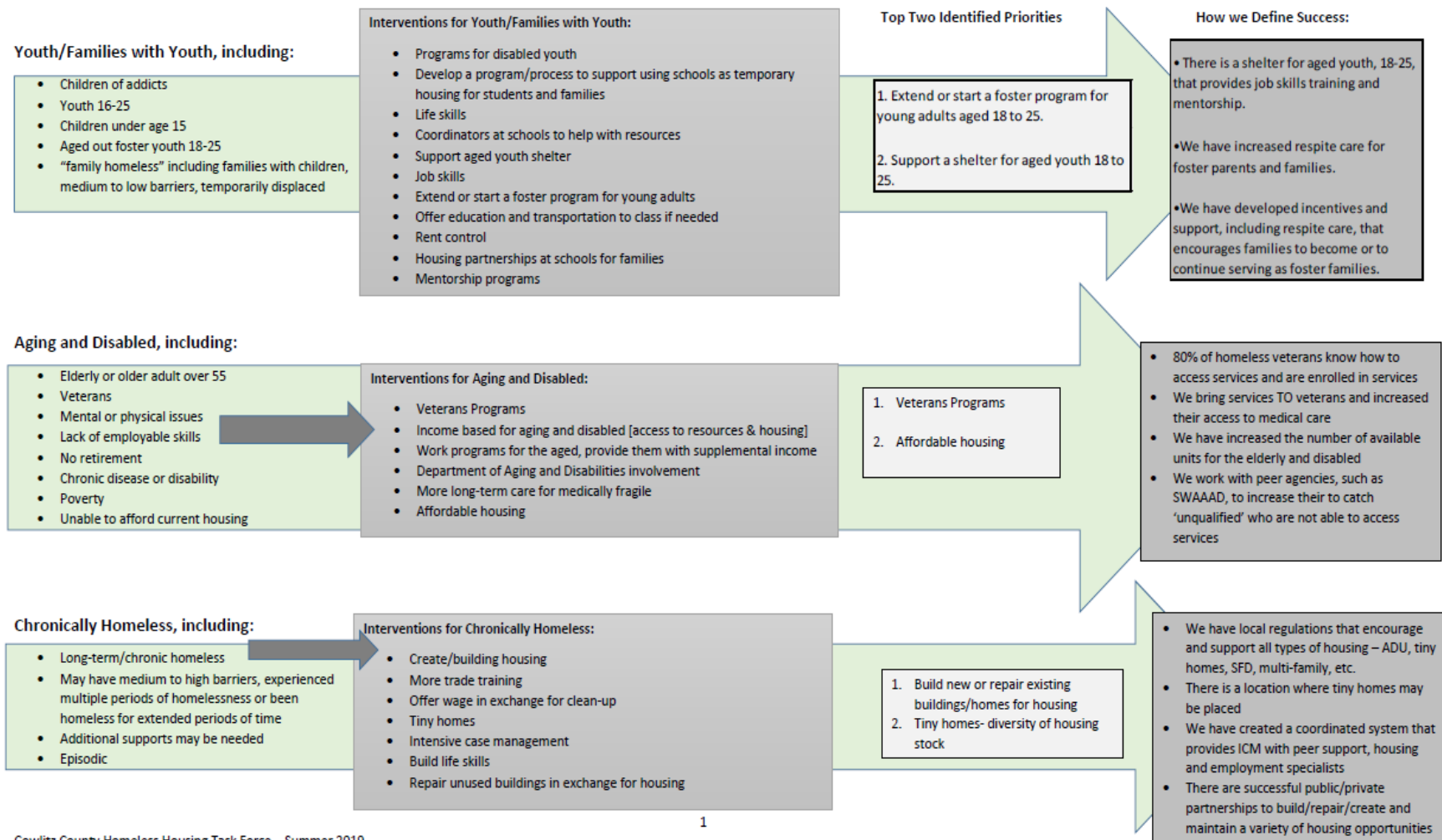
					Emergency Shelter	Transitional Housing	Rapid Rehousing	Permanent Supportive Housing	Permanent Housing dedicated to homeless persons	TOTAL
Households served at a point in time (occupied units)					11	-	196	11	-	218
		Cost per unit/slot each year			\$ 54,492	\$ -	\$ 9,706	\$ 8,956	\$ -	\$ 73,153
		Annual Spending			\$ 660,368	\$ -	\$ 1,411,409	\$ 236,791	\$ -	\$ 2,308,568
Five year increase in households served at a point in time (units) needed to keep pace with need and cost inflation					1	-	18	1	-	20
Net annual cost increase per unit/slot each year					\$ 5,137	\$ -	\$ 517	\$ 844	\$ -	
Net increase in annual spending necessary to keep pace with need and cost inflation					\$ 117,461	\$ -	\$ 198,583	\$ 42,119	\$ -	\$ 358,163
% Net annual increase in households served at a point in time (occupied units)					1%		6%	8%		5%
	% Net additional cost per unit/slot				10%		6%	10%		
		% Net increase in spending			22%		16%	22%		18%

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Appendix D-Types of Homelessness

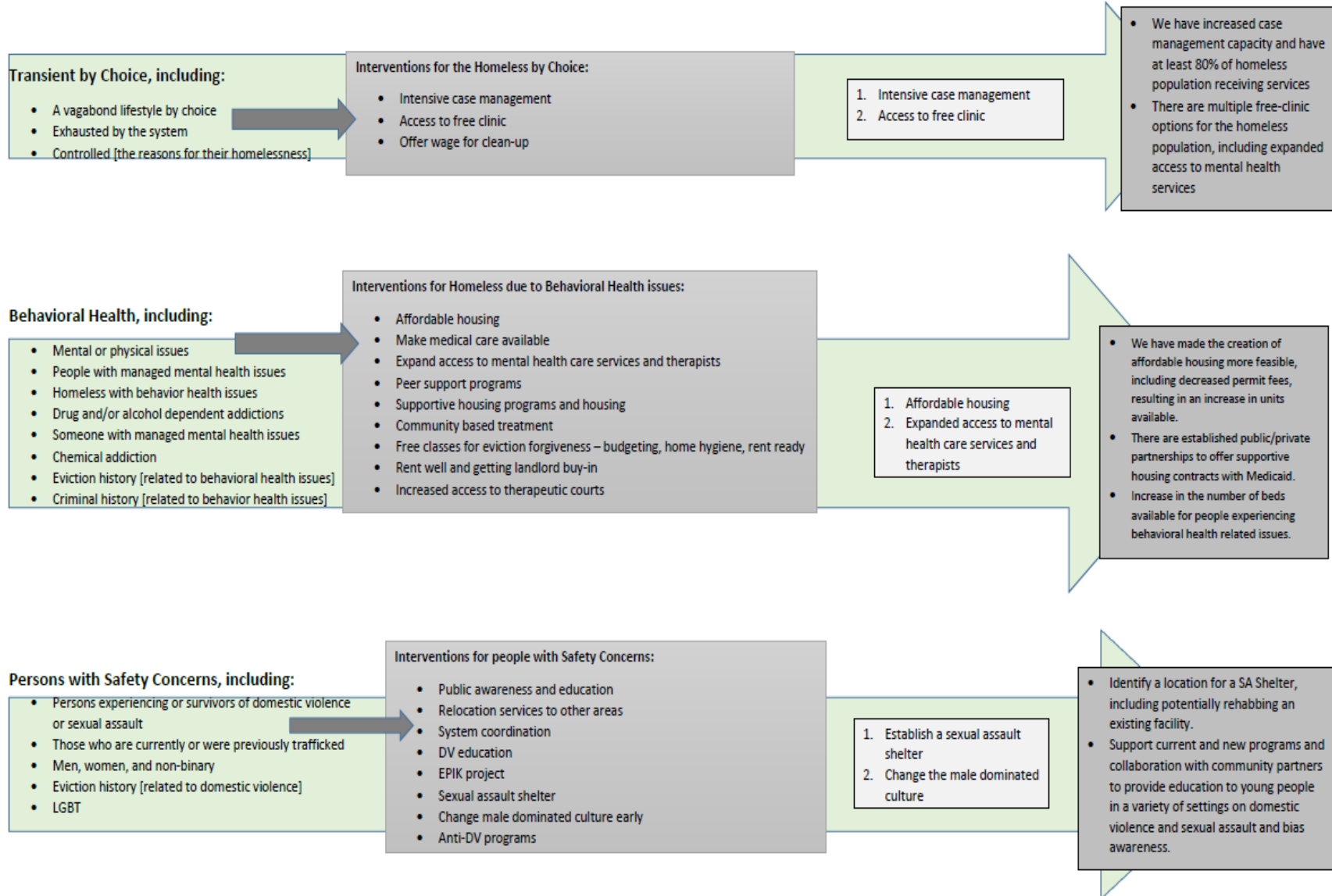
Identifying Types of Homelessness in Cowlitz County, Setting Priorities and Defining Success:

**This document represents a discussion from the Homeless Housing Task Force, it does not represent formal recommendations (please see goals, page 9).*



Cowlitz County Homeless Housing Task Force – Summer 2019

1



Situational Homeless, including:

- The 'Hidden Homeless' - those doubled up, experiencing an eviction, who have unstable housing, those with low barriers to housing
- Sleeping in a car

- Uncontrolled [reasons for homelessness]
- No HUD housing available
- Working homeless
- Rent/income burdened
- Impacted by a divorce
- Missing middle- lack of affordable housing
- Someone who is employed full/part-time
- No family
- Couch surfing

- Acute
- Lack of education
- Someone without mental health issues
- Lack of employable skills
- Transitional
- Homeless due to disaster
- Homeless with housing

Interventions for Situational Homelessness:

- Affordable housing
- Temporary housing solution
- Comprehensive homeless service area
- Public-Private Partnerships for housing interventions
- Job/skill training
- Legal place to park if in a car
- Increase rental properties
- Resources come to you [the homeless]
- Community mail – postal resources for homeless
- One phone number to connect with all services
- Public transitional housing that is not religious based
- Income based housing

1. Affordable, income-based housing
2. Mobile Resources

- There is an increase in the amount of middle income and workforce housing to achieve a 4-6% vacancy rate, freeing up housing stock.
- Building owners are offered tax breaks or other incentives to establish income based housing.
- We support system coordination for homeless outreach with healthcare, mental health and intensive case management. The system incorporates those who are homeless in problem solving and uses a system of peer support.

We will recognize the challenges related to Cultural Barriers in all classifications of homelessness and all interventions, including:

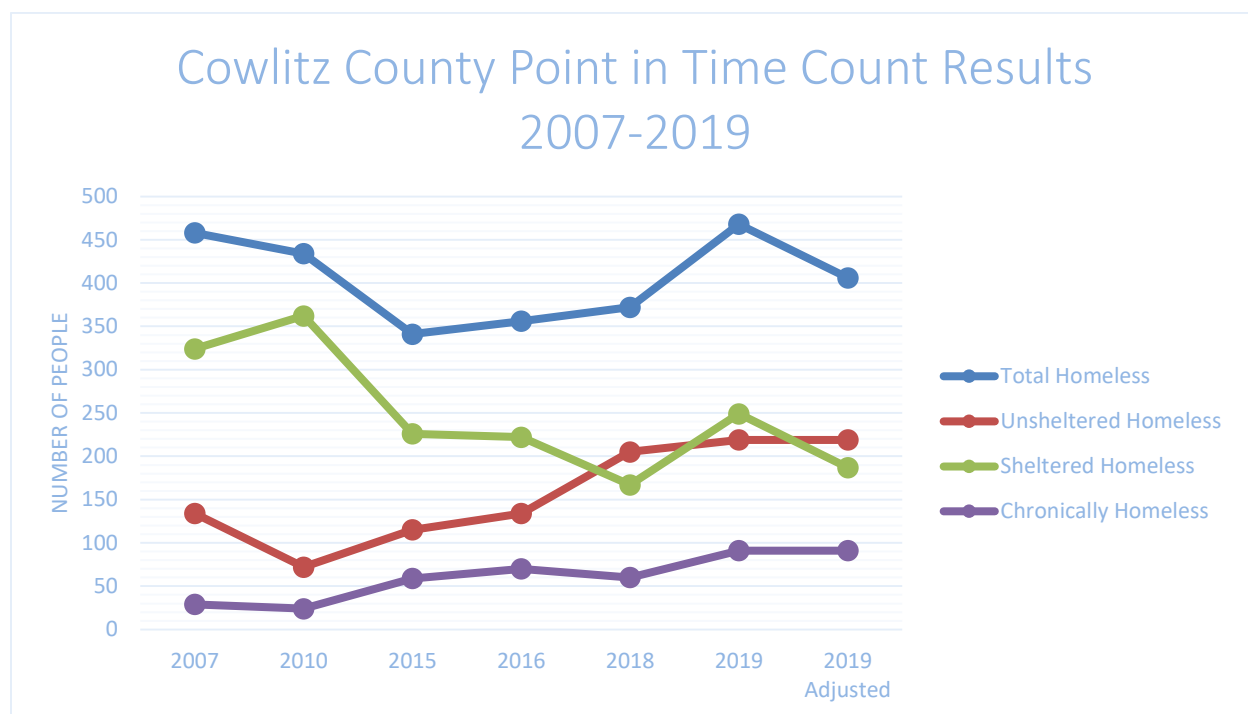
- English is a second language
- Tribal
- LGBT
- Undocumented
- Discrimination based on any protected class

Interventions to address Cultural Barriers:

- Education programs that cross language barriers
- Strong support for cultural response organizations- Rainbow Network, Ethnic Support Council, churches, others
- Access to translators
- Cultural competency
- Immigration assistance

Appendix E-County Statistics

I.-Point in Time Count Results



The data above reflects trends for homelessness in Cowlitz County from 2007 to 2019. These numbers are issued from the Department of Commerce based on data they receive from Counties, the State, and other partners.

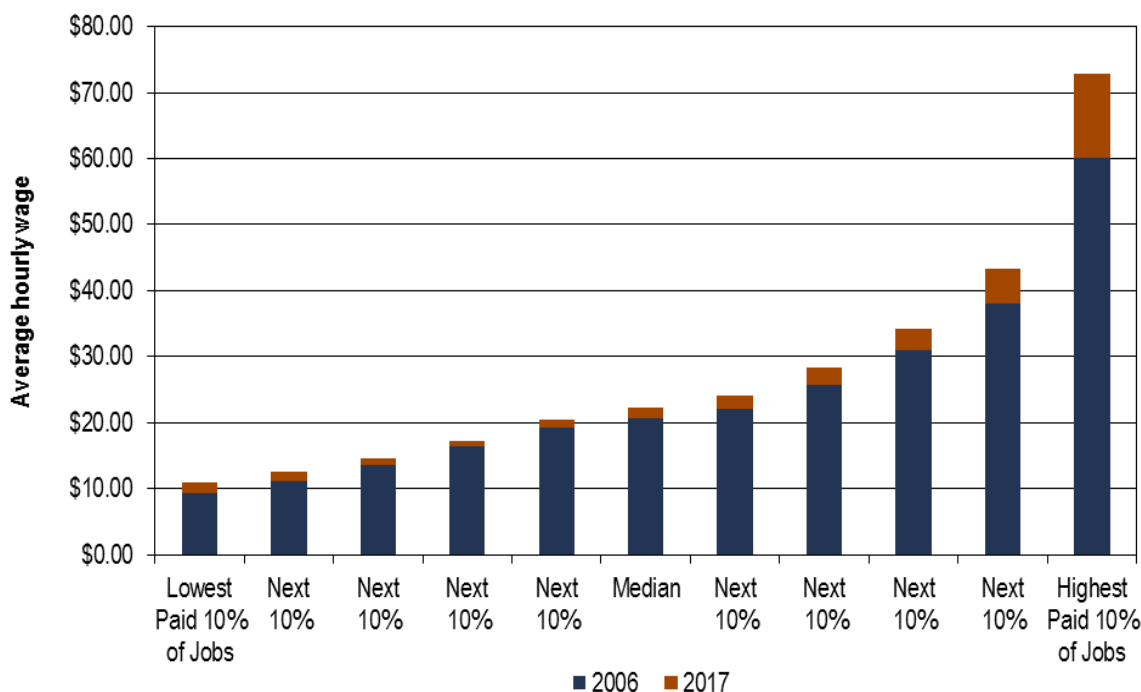
Counties do not have the opportunity to review the numbers before they are issued to ensure accuracy. When the data was published for the 2019 Count, Cowlitz County Health and Human Services noticed an increase in homelessness for our County. After consulting with the Department of Commerce, it was confirmed that an increase of 62 people was attributed to a data error. Once the issue was identified and resolved, the Department of Commerce was unfortunately not able to update the final numbers from the Count.

Cowlitz County Health and Human Services continues to work with the Department of Commerce to improve the quality of our Point in Time Count Data.^{xxviii}

II.-Wages and Income

The median hourly wage for jobs in Cowlitz County in 2017 was \$22.23, a very solid inflation-adjusted increase of 3.4 percent over the 2016 median. The bottom 10 percent of jobs paid 10.5 percent more than in 2016, due to the jump in the minimum wage and the tightening labor market. Average wages actually declined on the upper end.

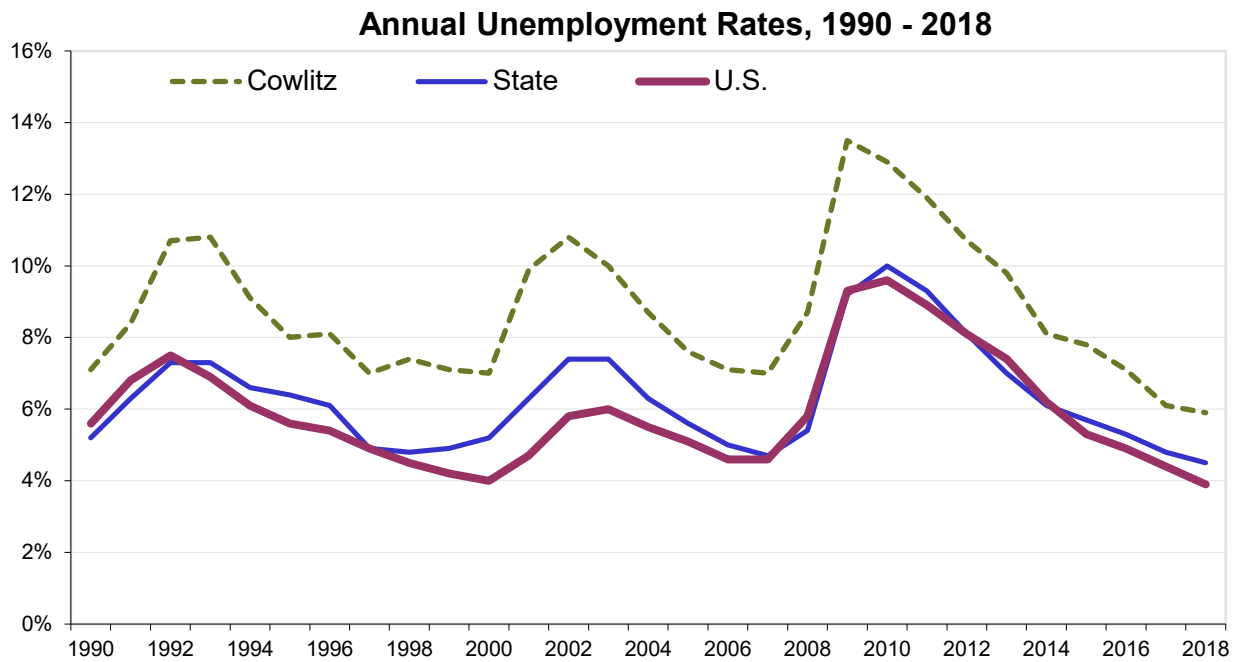
Average hourly wage by decile, and change since 2006



In 2017, average annual wage was \$47,677, 10th highest among counties in the state, but well below the state (\$62,077) and national (\$55,375) averages. The average has risen relatively slow but steadily over the past three decades.

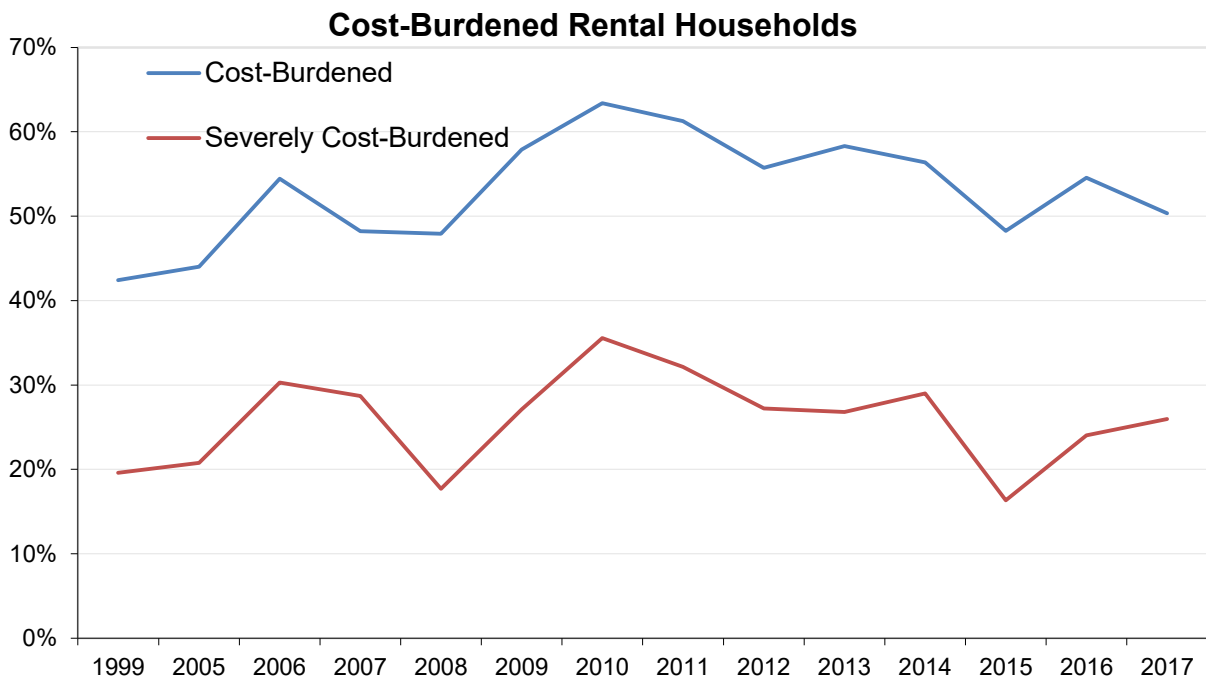
The chart above shows the average wage for the lowest 10 percent of jobs all the way up to the highest 10 percent of jobs, and how those averages compared in 2006 and 2017. Wages increased the most on the upper end 20 percent – and on the lower end – 17 percent. Gains were smaller in the middle of the wage spectrum (5 to 8 percent). Thus, wage inequality increased, and likely would have been worse without the increase in the minimum wage.^{xxix}

III.-Unemployment Rates in Cowlitz County



xxx

IV.-Cost Burdened Rental Households in Cowlitz County



Cost-burdened is defined as 30% or more of income going to rent while severely cost-burdened is defined as 50% or more of income going to rent.

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V.-Distressed Areas in Washington State-Like Counties

THREE YEAR AVERAGE UNEMPLOYMENT RATES USED TO DETERMINE DISTRESSED AREAS¹

Area	Three Year Average Unemployment Rate (Jan 2016-Dec 2018) (Not Seasonally Adjusted)	Distressed Area: Unemployment Rate Greater Than or Equal to 6.2%
Washington State	4.8%	
Benton County	5.7%	
Chelan County	5.0%	
Clallam County	6.9%	Yes
Cowlitz County	6.4%	Yes
Douglas County	6.0%	Yes
Grant County	6.5%	Yes
Grays Harbor County	7.4%	Yes
Lewis County	6.9%	Yes

xxxii

VI.-Poverty Rates in Cowlitz County

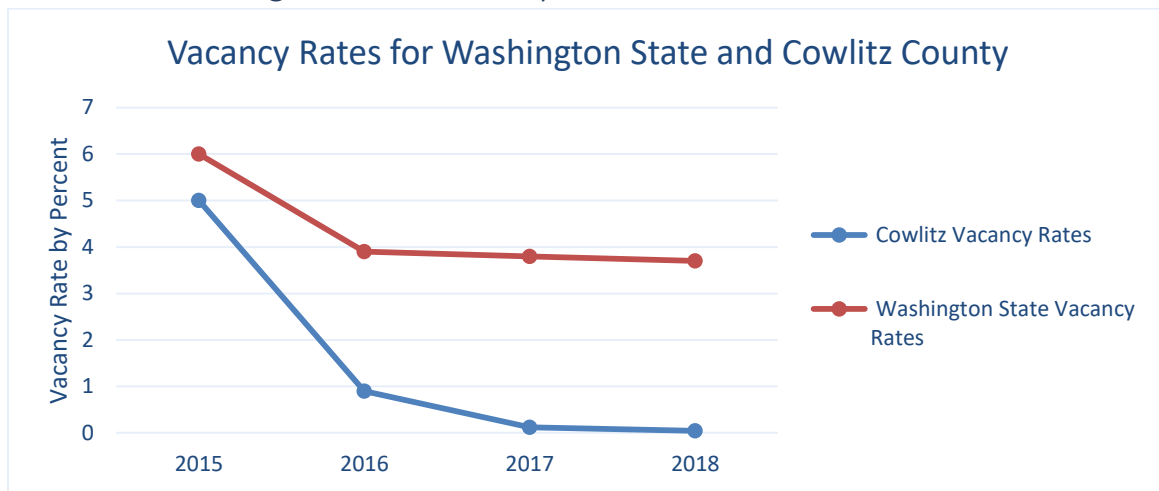
Poverty Rate: Total					
	2013	2014	2015	2016	2017
U.S.	15.8%	15.5%	14.7%	14.0%	13.4%
State	14.1%	13.2%	12.2%	11.3%	11.0%
Cowlitz	14.5%	22.5%	15.1%	16.8%	17.2%

Poverty Rate: Children (<18 years old)					
	2013	2014	2015	2016	2017
U.S.	22.2%	21.7%	20.7%	19.5%	18.4%
State	18.8%	17.5%	15.5%	13.7%	14.3%
Cowlitz	18.5%	31.4%	20.5%	19.6%	20.5%

Poverty Rate: Ages 65 and older					
	2013	2014	2015	2016	2017
U.S.	9.6%	9.5%	9.0%	9.2%	9.3%
State	8.1%	8.4%	7.4%	7.6%	8.0%
Cowlitz	5.0%	11.0%	11.7%	12.2%	12.2%

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VII.-Available housing in Cowlitz County



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VIII.-Population of Cowlitz County by geographic area

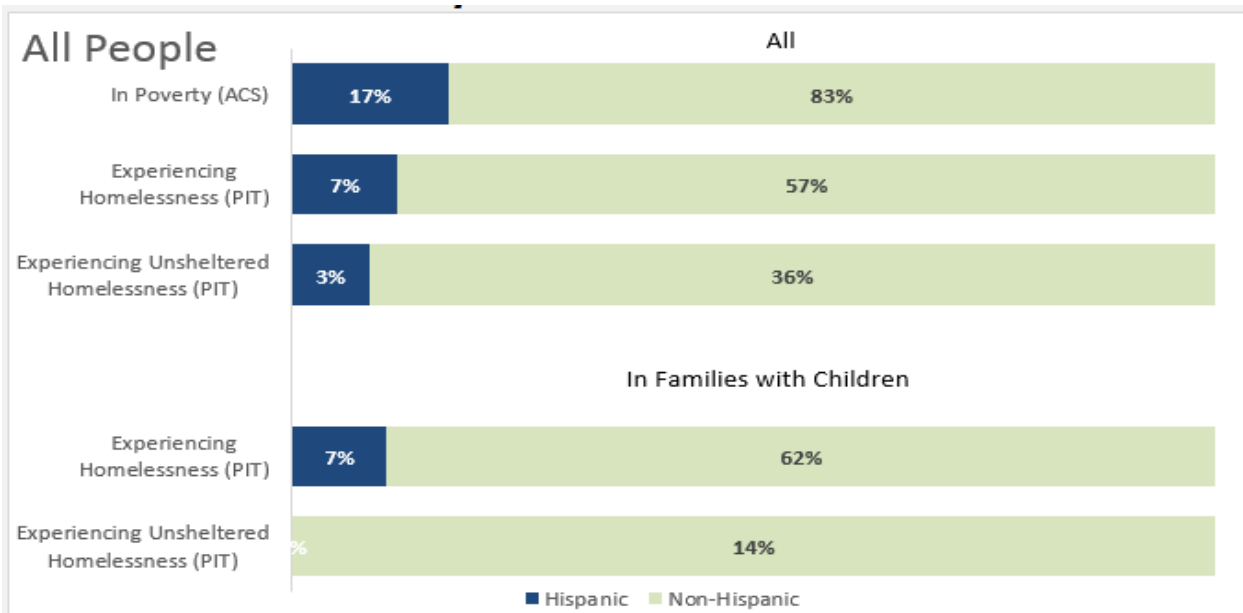
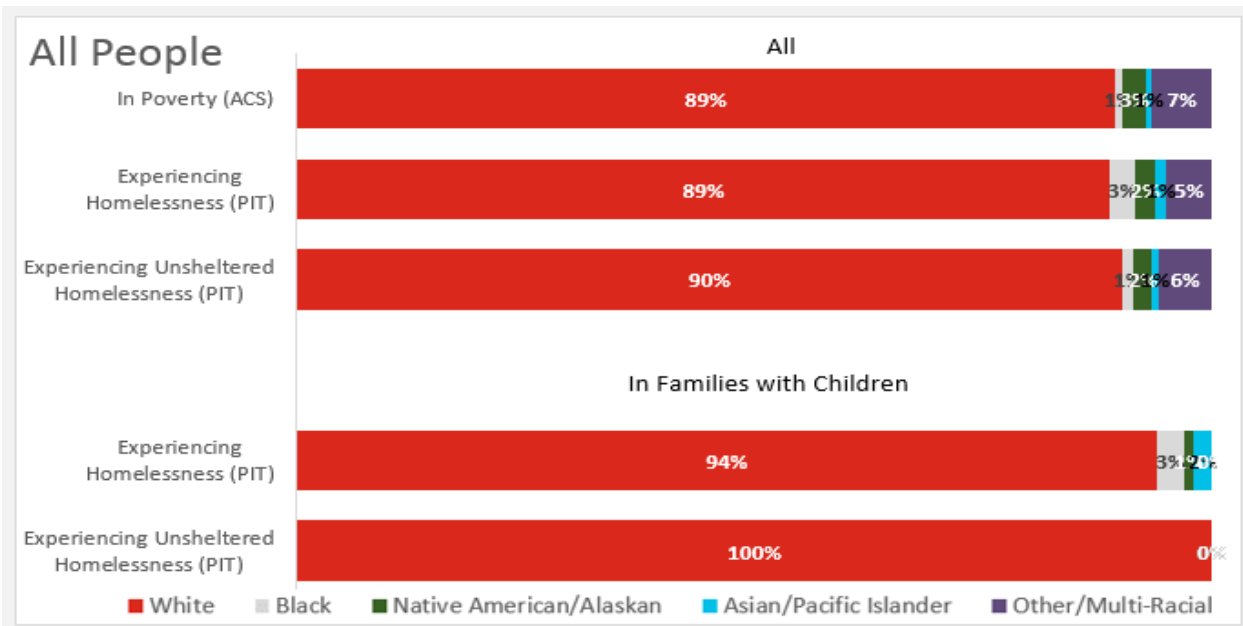
April 1, 2019 Population of Cities, Towns and Counties										
Used for Allocation of Selected State Revenues										
Office of Financial Management, Forecasting and Research Division										
	2010 Population Census	2011 Population Estimate	2012 Population Estimate	2013 Population Estimate	2014 Population Estimate	2015 Population Estimate	2016 Population Estimate	2017 Population Estimate	2018 Population Estimate	2019 Population Estimate
Jurisdiction										
Cowlitz County	102,410	102,700	103,050	103,300	103,700	104,280	104,850	105,900	107,310	108,950
Unincorporated Cowlitz County	44,085	44,225	44,180	44,345	44,515	44,765	45,080	45,640	46,460	47,295
Incorporated Cowlitz County	58,325	58,475	58,870	58,955	59,185	59,515	59,770	60,260	60,850	61,655
Castle Rock	1,982	1,995	2,135	2,135	2,145	2,175	2,190	2,200	2,200	2,215
Kalama	2,344	2,365	2,390	2,400	2,430	2,500	2,540	2,620	2,750	2,900
Kelso	11,925	11,920	11,930	11,940	11,960	11,950	11,970	11,980	12,080	12,220
Longview	36,648	36,730	36,910	36,940	37,040	37,130	37,230	37,510	37,710	38,100
Woodland (part)	5,426	5,465	5,505	5,540	5,610	5,760	5,840	5,950	6,110	6,220

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IX.-Race of residents in Cowlitz County as of 2010

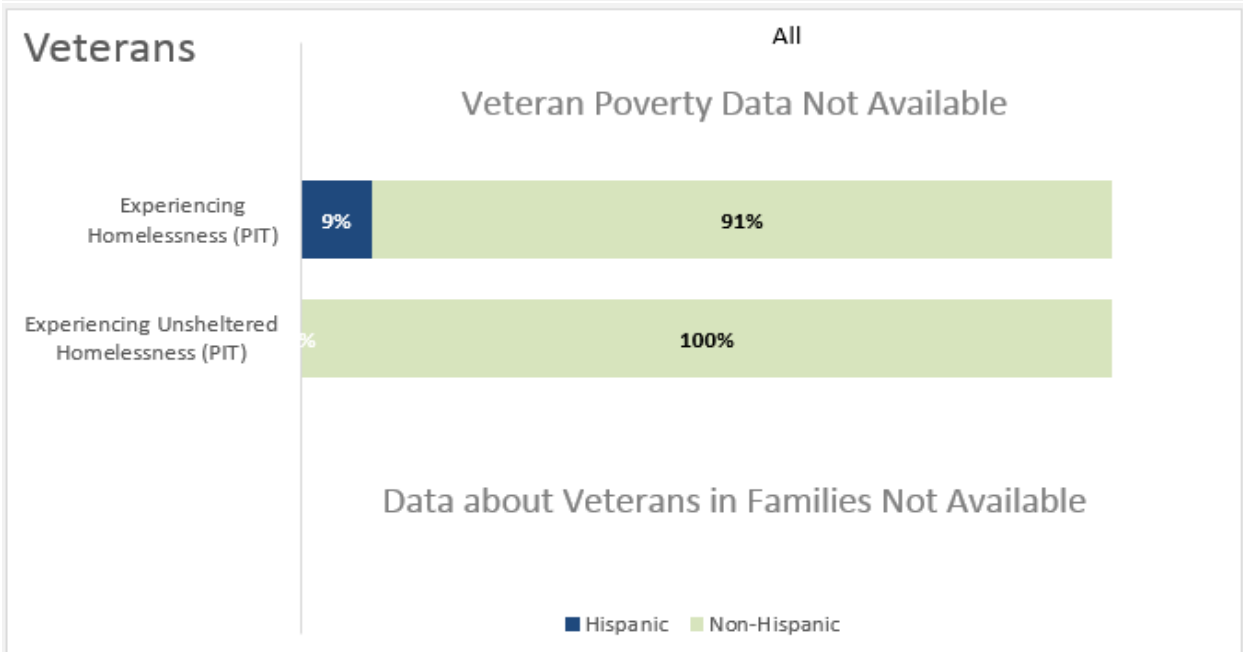
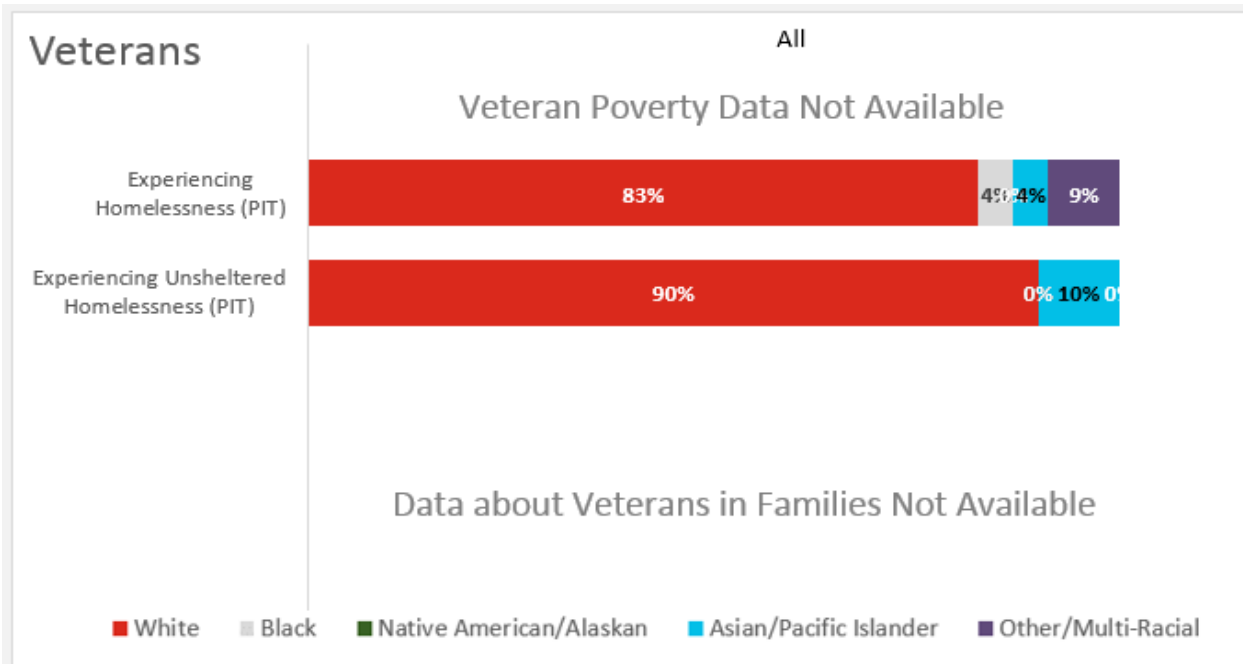
The charts below compare data on poverty and race for the general population of Cowlitz County compared to the homeless population of Cowlitz County to determine if race or poverty is a factor in homelessness.

When comparing the sheltered and unsheltered data, non-Hispanic whites had a higher trend of unsheltered homelessness than individuals with Hispanic ethnicity and individuals who identified as belonging to non-white racial groups.



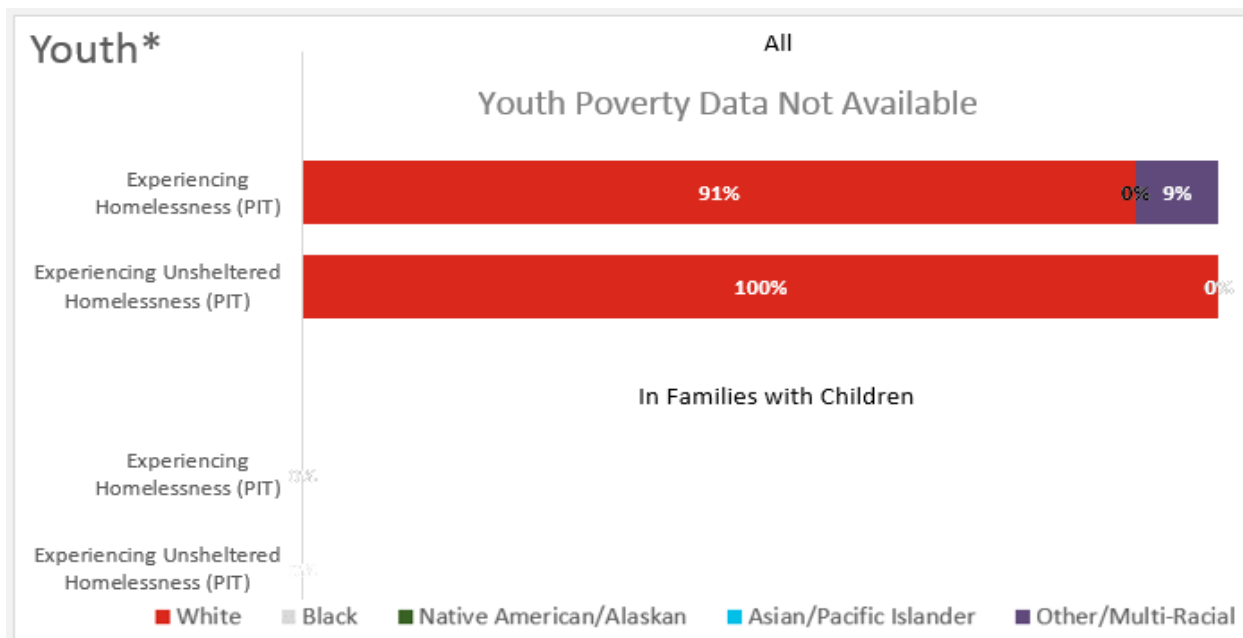
Race and Ethnicity of Veteran Residents

This data shows that among Veteran's in Cowlitz County, there are higher numbers of Native American's, Asian/Pacific Islanders, and Other/Multi-Racial individuals when compared to the general population, which is consistent with data averages for Washington State.

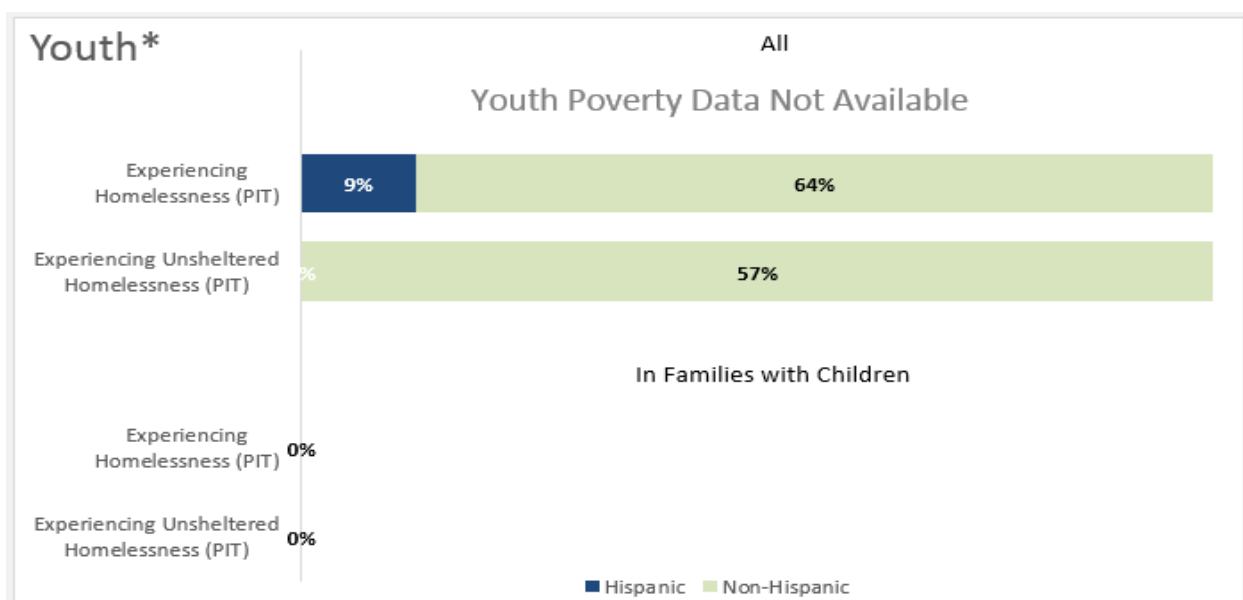


Race and Ethnicity of Cowlitz Youth Residents

Other than data reflected for Veteran's, the data suggests that no racial groups are over or under represented among individuals or families in the homeless population in Cowlitz County. Numbers for youth are also consistent with the numbers reported for individuals and the data suggests no significant over or underrepresentation of race or ethnicity when compared to the census.



*Youth are individuals under the age of 25 who are unaccompanied or parenting.



*Youth experiencing homelessness is limited to unaccompanied and parenting youth persons under 25.

X. Office of the Superintendent of Public Instruction (OSPI)

Homeless Student Count, by district							
2017-18 school year							
<i>"N<10" refers to data that has been suppressed because the total is fewer than 10 students.</i>							
<i>"Suppression" indicates that data was suppressed because the count of smaller subgroups can be deduced by subtracting from the total</i>							
District Name/ By Grade	Castle Rock School District	Kalama School District	Kelso School District	Longview School District	Toutle Lake School District	Woodland School District	Cowlitz County Total
PK	0	N<10	0	N<10	N<10	0	0
K	N<10	N<10	26	49	N<10	11	86
1st	N<10	N<10	28	44	N<10	Suppression	72
2nd	N<10	N<10	22	43	0	13	78
3rd	N<10	N<10	15	42	N<10	11	68
4th	N<10	N<10	18	49	N<10	N<10	67
5th	N<10	N<10	21	44	N<10	20	85
6th	N<10	N<10	13	37	N<10	11	61
7th	N<10	N<10	N<10	36	N<10	12	48
8th	0	N<10	N<10	29	N<10	12	41
9th	N<10	N<10	13	Suppression	N<10	12	25
10th	0	N<10	15	31	N<10	11	57
11th	N<10	N<10	N<10	24	N<10	13	37
12th	N<10	N<10	26	29	N<10	21	76
Total 1	29	43	217	486	38	167	980
Doubled-Up	Suppression	Suppression	171	351	Suppression	113	635
Hotel/motel	0	N<10	Suppression	37	0	Suppression	37
Sheltered	N<10	N<10	22	76	0	N<10	98
Unsheltered	N<10	N<10	N<10	22	N<10	38	60
Total 2	29	43	217	486	38	167	980
English Language Learner	N<10	N<10	24	34	0	31	89
Low Income	29	43	216	482	38	167	975
Migrant	0	0	0	N<10	0	N<10	0
Section 504	N<10	N<10	N<10	15	0	N<10	15
Student with Disabilities	N<10	13	40	104	N<10	35	192
Unaccompanied Youth	0	0	25	67	0	19	111

Acronym Glossary

CE	Coordinated Entry
CH	Chronically Homeless
CHG	Consolidated Homeless Grant
CoC	Continuum of Care
DD	Developmental Disabilities
DV	Domestic Violence
ES	Emergency Shelter
HEARTH	Homeless Emergency Assistance and Rapid Transition to Housing
HEN	Housing and Essential Needs
HHS	Health and Human Services
HHTF	Homeless Housing Task Force
HIPAA	Health Insurance Portability and Accountability Act
HMIS	Homeless Management Information System
HUD	Housing and Urban Development
OSPI	Office of Superintendent of Public Instruction
PHC	Project Homeless Connect
PIT	Point in Time count
PSH	Permanent Supported Housing
RCW	Revised Code of Washington
RRH	Rapid Rehousing
SSI	Social Security Income
TH	Transitional Housing
WAC	Washington Administrative Code

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Additional Resources

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City of Longview

Agenda Summary

RESOLUTION NO. 2477 - AUTHORIZING THE CITY MANAGER TO BORROW FUNDS FROM THE GENERAL FUND FOR THE PURPOSE OF FINANCING ARTERIAL STREET, CDBG, AND PUBLIC TRANSIT PROJECTS AND OPERATIONS UNTIL GRANT REIMBURSEMENT FUNDS ARE RECEIVED

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2477

DATE: February 8, 2024

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Continue effective financial management

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The City of Longview has a Washington State Department of Transportation (WSDOT) grant for the 46th Avenue reconstruction project in the Arterial Street Fund, a U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) for the city's CDBG program, and WSDOT and Federal Transportation Authority grants for RiverCities Transit's operations. The Arterial Street, CDBG, and Public Transit Funds require funding from the General Fund to meet the obligations of project and program costs until reimbursement of said costs is received from funding agencies.

RECOMMENDED ACTION:

Motion to adopt Resolution No. 2477.

STAFF CONTACT:

City Manager Kris Swanson

Attachments:

1. Resolution 2477 Year-End 2023 Interfund Loans

RESOLUTION NO. 2477

A Resolution of the City Council of the City of Longview authorizing the City Manager to Borrow Funds from the General Fund for the Purpose of Financing Arterial Street, CDBG, and Public Transit Projects and Operations until Grant Reimbursement Funds are Received.

WHEREAS, throughout the course of construction of the 46th Avenue reconstruction project, the Arterial Street Fund was required to meet its obligations for the costs associated with this project, and in order to pay the City's share of the cost thereof until such time as the City receives grant reimbursement from the Washington State Department of Transportation (WSDOT), it is deemed reasonable to permit a loan of \$1,368,000 from the General Fund to the Arterial Street Fund, free of interest for the period which the loan is outstanding, and subject to repayment to the General Fund from WSDOT grant receipts received for the reimbursement of 46th Avenue reconstruction project costs;

WHEREAS, throughout the course of administering the City's Community Development Block Grant (CDBG) program, the CDBG Fund was required to meet its obligations for the costs associated with ongoing program, and in order to pay the City's share of the cost thereof until such time as the City receives grant reimbursement from the U.S. Department of Housing and Urban Development (HUD), it is deemed reasonable to permit a loan of \$55,000 from the General Fund to the CDBG Fund, free of interest for the period which the loan is outstanding, and subject to repayment to the General Fund from HUD CDBG grant receipts received for the reimbursement of CDBG program costs;

WHEREAS, throughout the course of RiverCities Transit operations, the Public Transit Fund was required to meet its operational obligations, and in order to pay the City's share of the cost thereof until such time as the City receives funding from WSDOT and the Federal Transportation Authority (FTA), it is deemed reasonable to permit a loan of \$82,000 from the General Fund to the Public Transit Fund, free of interest for the period which the loan is outstanding, and subject to repayment to the General Fund from WSDOT and FTA receipts received for the reimbursement of RiverCities Transit operational and capital costs;

WHEREAS, it is necessary to borrow such funds in order to pay such costs; and

WHEREAS, the General Fund contains sufficient unrestricted funds to be loaned to the City for such purposes, and such loans are proper investments of the General Fund; and

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

SECTION 1. That the City Manager of the City shall be authorized to borrow from the General Funds those amounts necessary and available from such funds to pay the cost of improvements within the Arterial Street, program costs within the CDBG Fund, and the cost of operations within the Public Transit Fund of the City, and the amount of all such loans shall be paid to the General Fund upon receipt of reimbursements from applicable grant or intergovernmental funding prior to January 1, 2025.

This Resolution shall be deemed effective immediately and shall continue until repealed or modified by the City Council.

DATED this _____ day of _____, 2024.

Mayor

Attest:

City Clerk



City of Longview

Agenda Summary

APPROVAL OF CLAIMS

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

SECOND HALF JANUARY 2024 ACCOUNTS PAYABLE: \$3,286,013.64

SECOND HALF JANUARY 2024 PAYROLL:

\$403,751.67, checks
\$935,787.22, direct deposits
\$923,496.08, wire transfers
\$2,263,034.97 Total

STAFF CONTACT:

Lindy Kennedy, Accountant
Dana Beck, Payroll Specialist

Attachments: None



City of Longview

Agenda Summary

ORDINANCE NO. 3510 CREATING CHAPTER 19.77 OF THE LONGVIEW MUNICIPAL CODE TO CODIFY SHARED DRIVEWAYS IN THE RESIDENTIAL DISTRICTS

RECOMMENDED ACTION:

MOTION TO ADOPT ORDINANCE NO. 3510

DATE: February 8, 2024

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Strengthen economic conditions & create new opportunities

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

At the May 11th, 2023, Longview City Council Workshop direction was given to the Planning Commission and staff to review residential districts allowed uses (smaller homes, tiny homes, micro-communities), minimum lot sizes, minimum lot widths, minimum lot setbacks, House Bill 1110, and House Bill 1337 in an effort to aid in affordable housing. The Planning Commission and staff held workshops on August 2nd as well as September 6th to discuss the City's existing Residential Zoning code and how it compares to other Cities, as well as took comment from the public on what they would like to see.

Shared Driveways were an item first brought to the Planning Commission (PC) by members of the public during these workshops, and then brought to PC for draft ordinance and then public hearing. December 6th, 2023, Planning Commission held a Public Hearing for which the Planning Commission voted unanimously to recommend the ordinance to City Council for approval. The Shared Driveways Ordinance allows for alternate legal lot frontages when approved by the Fire Marshal, City Engineer, and Community Development Director or designee. Much of the language in this ordinance comes from nearby jurisdictions such as Cowlitz County.

City Council reviewed at the January 11th, 2024, regular meeting and by majority approved of directing staff to create the ordinance before you today.

RECOMMENDED ACTION:

Motion to approve ordinance No. 3510 permitting shared driveways.

STAFF CONTACT:

Planner, McAllister Kosar

Attachments:

1. Shared Driveways Ordinance LMC 19.77 Ord 3510

ORDINANCE NO. 3510

AN ORDINANCE OF THE CITY OF LONGVIEW, WASHINGTON CREATING CHAPTER 19.77 OF THE LONGVIEW MUNICIPAL CODE TO CODIFY SHARED DRIVEWAYS IN THE RESIDENTIAL DISTRICTS.

WHEREAS, on May 11th, 2023, Longview City Council held a workshop and gave direction to the Planning Commission and staff to review residential districts allowed uses (smaller homes, tiny homes, micro-communities), minimum lot sizes, minimum lot widths, minimum lot setbacks, House Bill 1110, and House Bill 1337 in an effort to aid in affordable housing; and

WHEREAS, housing is a major need in Longview City Limits and buildable areas are limited; and

WHEREAS, the Planning Commission and staff held workshops on August 2, 2023 and September 6, 2023 to discuss the City's existing Residential Zoning code and how it compares to other Cities, as well as took comment from the public on what they would like to see; and

WHEREAS, the Planning Commission held a public hearing at the December 6, 2023 regular meeting to consider adding Shared Driveways as a tool in all residential districts. Upon receipt of public comment and staff recommendations the Planning Commission voted unanimously on December 6, 2023, to recommend approval to City Council; and

WHEREAS, City staff reviewed an Environmental Checklist for the proposed zoning code revisions pursuant to the State Environmental Policy Act and issued a determination of non-significance on December 4th, 2023; and

WHEREAS, after reviewing the information presented to the City Council and the recommendation of the Planning Commission, and after having considered all of the evidence and testimony presented in favor and against such amendment, at their January 11, 2024, meeting, the City Council voted to approve the Planning Commission's recommendation to add the Shared Driveways Ordinance to the Longview Municipal Zoning Code.

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

Section 1 That Chapter 19.77 of the Longview Municipal Code shall be, and is hereby adopted to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

Chapter 19.77

SHARED DRIVEWAYS

Sections:

- 19.77.010 Title.
- 19.77.020 Purpose and intent.
- 19.77.030 Applicability.
- 19.77.040 Authority and administration.
- 19.77.050 Development standards and requirements.
- 19.77.060 Enforcement.
- 19.77.070 Severability.

19.77.010 Title.

This chapter shall be known and may be cited as the “City of Longview Shared Driveways Ordinance.” [Ord. 3510]

19.77.020 Purpose and intent.

It is the intent of this chapter to:

- A. Support the city’s goals for economic development and associated housing;
- B. Encourage the efficient use of land in areas of existing public services;
- C. Provide diverse housing options;
- D. Encourage affordability, creativity and variety in housing design and site development;
- E. Promote a variety of housing choices to meet the needs of a population with a variety of individual needs;
- F. Allow for an infill of residential style housing.

19.77.030 Applicability.

The regulations contained in this chapter shall apply in areas classified as “Residential” in the Longview Comprehensive Plan.

19.77.040 Authority and administration.

All applications under this chapter shall be made to the City of Longview Building and Planning/Community Development department. The Director or his/her designee in consultation with the City Engineer and Fire Marshal shall administer, interpret, and enforce the provisions of this chapter and shall provide such forms and establish such procedures as may be necessary to administer this chapter. All new or revised driveways that include City of Longview Right-of-Way requires a Right-of-Way permit from the Public Works Department prior to construction or demolition. All development will meet the City of Longview Public Works Standards.

19.77.050 Development standards and requirements.

- A. Two options exist for review of a shared access:

1. Driveways and Joint Usage Driveways. Urban or rural driveways and joint usage driveways serving two or fewer lots have the minimum width or surfacing requirements of subsection 19.78.060 of the Longview Municipal Code. The minimum width of an access easement serving two or fewer lots is twenty feet.

2. Access Easements. Property accesses serving four or more lots and more than one hundred fifty feet in length as measured from the connecting road near side right-of-way line to the farthest exterior wall of an occupied unit are access easements. Unless an alternate approved emergency vehicle access is provided, access easements shall also serve as an emergency vehicle access. Access easements are privately owned and maintained by the property owners being served and are not the responsibility of the city. Access easements shall have the following requirements:

a. The minimum width of the tract or access easement serving four or more lots shall be thirty feet.

b. The base and surfacing shall provide a minimum all weather driving surface constructed as an all-weather road.

c. Suitable drainage meeting applicable City right-of-way design standards shall be provided along the full length of the access easement.

d. Access easements serving three or more lots shall be via private road meeting the standards of the City of Longview fire marshal.

Consideration for a Shared Driveway does not exempt the applicant from meeting the standards required by Public Works. Minimum Lot Frontage/Width requirements in LMC Table 19.20.030-1 'Density and Dimensional Standards by Zone' may be offset with approval for an alternate Frontage with approval from the Community Development Director or Designee, City Engineer and Fire Marshall.

19.77.060 Enforcement.

City of Longview Department of Building and Planning/Community Development is hereby charged with enforcement of this chapter in relation to Private Property. Consultation with the City of Longview Public Works Department will take place as needed in regard to right-of-way. [Ord. 3510.]

19.77.070 Severability.

If any section, subsection, clause, phrase or word in this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such section shall be deemed a separate provision and such holding shall not affect the validity of the remaining portion of this chapter. [Ord. 3510.]

Privately Owned Access Lanes- City of Longview, WA

Road length (feet)	150' or less	Over 150'	Any length
Total number of dwellings served	1-2	3+	4+
Road width (feet) Minimum	12'	20'	20'
Fire apparatus turn-around required	No	Yes	*
Fire lane signage required	No	Yes	*
Roadway Height Clearance	No height requirement	Minimum 13.5 feet	*

**Refer to previous two columns*

EXCEPTION: Access roadway standards may be reduced if the building is protected by a complete automatic sprinkler system designed and installed in compliance with NFPA Standards 13, 13R or 13D with approval of the fire code official, unless access roads are otherwise required by other adopted codes or standards.

EXCEPTION: It is the intent of this section that if the most remote exterior wall location on all structures served by a lane can be reached within 150' of an approved fire lane then standard driveway widths may be used regardless of the number of units served. Where structural placement has not yet been determined, measurement shall be taken from the most remote location on the lots.

Note: Fire departments standards for access requirements and apparatus specifications are available at mylongview.com & upon request from City Staff.

Section 2 That Chapter 19.20 Table 19.20.030-1 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

19.20.030 Density and dimensional standards.

Table 19.20.030-1 provides the density and dimensional standards for each zone. Note that other dimensional standards may be approved as part of a planned unit development (PUD) per Chapter 19.66 LMC for new subdivisions and other forms of larger-scale development. A PUD cannot be used to increase density over the base zoning standards. No building, structure or use shall hereafter be erected, constructed or established on a lot that does not meet the requirements for lots as contained in this chapter and for the district in which said lot is located, except for nonconforming lots of record as defined in Chapter 19.09 LMC.

Table 19.20.030-1 Density and Dimensional Standards by Zone

Standard	Zoning District				
	R-1	R-2	R-3	R-4	TNR
Minimum lot size (square feet)	6,000; townhouses per PUD approval	1,800 (townhouses); 6,000 (other uses)	1,800 (townhouses); 6,000 (other uses) ¹⁰	1,800 (townhouses); 6,000 (other uses) ¹⁰	5,000; 2,000 (townhouse), unless otherwise approved via PUD process
<u>Minimum lot frontage/width (feet)*11</u>	50	20 (townhouse); 50 (other)	20 (townhouse); 50 (other)	20 (townhouse); 50 (other)	35 (zero lot line and two-unit townhouses); 45 ¹ (other)
Minimum lot frontage on a cul-de-sac	In all zones, lot frontage on cul-de-sac lots may be reduced up to 25 percent of base standard (see above)				
Maximum density (units per acre)	6 units	30 units	No requirement	No requirement	8 units ²
Front yard setback (feet)	25	25	20	20	20
Front yard setback (alley-loading) ³	15	15	10	10	10
Rear yard setback ⁴ (feet)	15	10	10	10	10
Side yard setback ⁵ (feet)	5	5	5	5	5 ⁶
Side yard (street) setback – corner lot, street flanking (feet)	15	15	15	15	10
Maximum building height – residential (feet)	35	35	45, with no building over 4 stories ⁹	60, with no building over 6 stories ⁹	35
Maximum building height – accessory building (feet) ⁷	20	20	20	20	20
Maximum impervious area of lot ⁸	65%	75%	85%	85%	75%
Notes/Additional Standards:					

Standard	Zoning District				
	R-1	R-2	R-3	R-4	TNR
1. Residences designed as zero lot line units, including two-unit townhouse structures, shall adhere to the standards set forth in LMC 19.20.050(5) for lot width/frontage. 2. The allowable density may be increased to up to 12 units in TNR zones areas that are outside of the Columbia Valley Gardens neighborhood, as presently defined in the Longview Comprehensive Plan (Figure 3-1) or as subsequently amended. 3. To utilize the reduced setback in any of the residential districts, alley access must be provided and all off-street parking, garages and driveways for a given lot and residence shall be located and accessed from the alley. In the R-1, R-2, and TNR districts, the reduced front yard setback applies to lots in a subdivision or short subdivision where the reduced setback was approved as part of the overall approval process for the subdivision or short subdivision. In the R-3 and R-4 districts, there shall be a minimum of an eight-foot-wide planting strip along the fronting street. If there is a narrower or no eight-foot-wide planting strip, the reduced front yard setback is allowed only upon receiving a special property use permit per Chapter 19.12 LMC. The term “planting strip” is defined in LMC 12.02.010. 4. See LMC 19.20.070(3)(c). 5. For single-family attached housing units (e.g., townhouses), the setback for the nonattached side of a dwelling unit (end units) shall be 10 feet (excepting corner lots), otherwise there is no side yard setback. 6. Homes in the TNR zone may utilize the zero lot line setback provisions set forth in this chapter. 7. See LMC 19.20.080(4)(c). 8. Townhouse units/lots are not subject to the maximum impervious area standard. 9. Height limits apply only if the property is adjacent to the R-1 residential district or the traditional neighborhood residential district. 10. For multifamily development with a density over 30 units per acre the minimum lot size shall be 12,000 square feet. 11. <u>Alternate Minimum Lot Frontage/Widths may be approved in accordance with LMC 19.77 as approved by the Community Development director or designee, City Engineer, and Fire Marshal.</u>					

(Ord. 3384 § 2, 2018; Ord. 3369 § 1, 2018; Ord. 3263 § 1, 2014; Ord. 3182 § 3, 2011; Ord. 3122 § 14, 2010).

Section 3. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance and the same shall remain in full force and effect. The City of Longview hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 4. That the City of Longview City Clerk is hereby ordered and directed to cause this Ordinance to be published.

Section 5. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 6. This Ordinance shall be in full force and effect from and after thirty (30) days from the date of its passage and publication as provided by law.

Passed by the City Council this ____ day of _____, 2024.

Approved by the Mayor this ____ day of _____, 2024.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

Dana Gigler
City Attorney

Published: _____



City of Longview

Agenda Summary

ORDINANCE NO. 3511 ADOPTING THE 2021 BUILDING CODES ADOPTING CHAPTERS 51-11C, 51-11R, 51-50, 51-51, 51-52, 51-56 AND 51-57 OF THE WASHINGTON ADMINISTRATIVE CODE AS AMENDED AND PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER MARCH 15, 2024.

RECOMMENDED ACTION:

MOTION TO ADOPT ORDINANCE NO. 3511.

COUNCIL INITIATIVE ADDRESSED:

Preserve and enhance neighborhoods.

Enhance public safety and emergency response.

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

The Legislature of the State of Washington has enacted RCW Chapter 19.27 which adopted the International Building Code, the International Residential Code, the International Mechanical Code, the Uniform Plumbing Code and Uniform Plumbing Code Standards with an implementation date of March 15, 2024. The adopted codes will be applicable throughout the State of Washington in all counties and cities in substitution and replacement of all prior codes. Most local amendments remain the same as in the current 2018 code. The permit fees reflected in this code adoption are the same fees currently assessed with no increase proposed at this time.

STAFF CONTACT:

Ann Rivers, Director of Community

Economic Development, Erik Byman, Building Official

Attachments:

1. 2021 Ord 3511 Code update final 3 (003)1-30-24
2. Adoption of the State Building Code with City (002)

Ordinance No. 3511

AN ORDINANCE ADOPTING CHAPTERS, 51-11C, 51-11R, 51-50, 51-51, 51-52 AND 51-56 OF THE WASHINGTON ADMINISTRATIVE CODE AND AMENDING LMC SECTION 16.02.020, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURIES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STURCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES IN THE CITY OF LONGVIEW; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; AND PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER MARCH 15, 2024.

WHEREAS, the Legislature of the State of Washington has enacted RCW chapter 19.27 which adopted the International Building Code, the International Residential Code, the International Mechanical Code, and the Uniform Plumbing Code and Uniform Plumbing Code Standards, and provided that such codes shall be applicable throughout the State of Washington, in all counties and cities, in substitution and replacement of all prior codes; and

WHEREAS, the Washington State Building Codes Council has adopted, in the Washington State Administrative Code, chapters 51-11R (2021 Washington State Energy Conservation Code(Residential)), 51-11C (2021 Washington State Energy Conservation Code (Commercial)), 51-50 (2021 International Building Code), 51-51 (2021 International Residential Code), 51-52 (2021 International Mechanical Code) and 51-56 (2021 Uniform Plumbing Code); and

WHEREAS, by reason of such enactment, it is necessary that the City of Longview adopt such codes; and

WHEREAS, the effective date of the application of such International Codes has been set at March 15, 2024 by the Washington State Legislature;

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

Section 1. That Title 16 of the Longview Municipal Code shall be and is hereby amended to read as follows; provided manifest and numbering errors shall be corrected prior to publication:

Chapter 16.02 BUILDING CODE

Sections:

- 16.02.010 Adoption of International Building Codes.**
- 16.02.020 Administrative provisions.**
- 16.02.030 Additions, insertions, deletions and changes to Chapter 51-51 WAC.**
- 16.02.040 Additions, insertions, deletions and changes to Chapter 51-52 WAC.**
- 16.02.060 Additions, insertions, deletions and changes to Chapter 51-56 WAC.**

16.02.010 Adoption of International Building Codes.

Chapters [51-11R](#) and [51-11C](#) WAC (2018 ~~2021~~ International Energy Conservation Code), Chapter [51-50](#) WAC (2018 ~~2021~~ International Building Code), including the Appendix Chapter E, as further amended by Chapter [51-50](#) WAC, I and J, Chapter [51-51](#) WAC (2018 ~~2021~~ International Residential Code), including the Appendix Chapters G and H, Chapter [51-52](#) WAC (2018 ~~2021~~ International Mechanical Code), and Chapter [51-56](#) WAC (2018 ~~2021~~ Uniform Plumbing Code and Uniform Plumbing Code Standards), together with amendments thereof and additions thereto, one copy of each of which is on file in the office of the city clerk of the city of Longview, shall be and is hereby adopted as the building code of the city of Longview for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said building code on file in the office of the city clerk of the city of Longview are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in this chapter. (Ord. 3247 § 1, 2013; Ord. 3137 § 1, 2010; Ord. 3004 § 1, 2007; Ord. 2894 § 1, 2004).

16.02.020 Administrative provisions.

For the purpose of providing administrative provisions for the building code of Longview, including Chapters [51-11R](#), [51-11C](#), [51-50](#), [51-51](#), [51-52](#) and [51-56](#) WAC, Subchapter 1 of Chapter [51-50](#) WAC is hereby amended to read as follows:

Section 101.1 These regulations shall be known as the Building Code of the City of Longview, Washington, sometimes hereinafter referred to in this chapter as “this code.”

Section 101.4.2, Mechanical, is amended to read as follows:

The provisions of the International Mechanical Code as amended by WAC [51-52](#) as adopted herein shall apply to the installation, alteration, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

Section 101.4.3, Plumbing, is amended to read as follows:

The provisions of the Uniform Plumbing Code as amended by WAC [51-56](#) as adopted herein shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. Exception: When requested in writing by the permit applicant, on the permit application, the 2021 International Plumbing Code shall be considered an approved alternate for plumbing installations governed under the Uniform Plumbing Code. When approved Alternate plumbing codes are utilized, the entire plumbing installation shall be installed and governed under the provisions of the alternate code. The provisions of the State of Washington requirements for private sewage disposal shall apply to private sewage disposal systems.

Section 101.4.4, Property Maintenance, is amended to read as follows:

The provisions of the International Property Maintenance Code and Longview Municipal Code Chapter [16.32](#) (Unfit Dwellings and Structures) shall apply to all structures and premises; all equipment and facilities; all light, ventilation, space heating, sanitation, life and fire safety hazards; the responsibilities of

owners, operators and occupants; and the occupancy of existing premises and structures.

Section 101.4.6, Energy, is amended to read as follows:

The provisions of the International Energy Conservation Code as amended in WAC [51-11R](#) and WAC [51-11C](#) as adopted herein shall apply to all matters governing the design and construction of buildings for energy efficiency.

Section 101.4.8, Electrical, is deleted.

~~Section 101.4.8, Electrical, is added to read as follows:~~

~~The provisions of the National Electrical Code as adopted in Longview Municipal Code Chapter [16-24](#) shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.~~

Section 102.6, Existing Structures, is amended to read:

The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, or the International Fire Code as set forth in LMC Title [18](#), or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

Section 103.3, Deputies is deleted.

~~Section 103.3, Deputies, is amended as shown:~~

~~In accordance with the prescribed procedures of the City of Longview and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.~~

Section 104.1, General, is amended to read:

The building official is hereby authorized and directed to enforce the provisions of this code, including any requirements or regulations imposed on

a project as a condition of a land use approval process, as those conditions relate to permit issuance as required in Section 105.3.1 and issuance of a certificate of occupancy as required in Section 111.2. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

Section 105.2, Work Exempt from Permit, is amended as follows:

Subsections 1, 2, 4, 6 and 12 of Section 105.2 are deleted.

Subsection 11 of Section 105.2 is amended to read as follows:

Swings and other playground equipment.

Section 108.3, Temporary power, is deleted.

~~Section 108.3, Temporary Power, is amended to read:~~

~~The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the National Electrical Code as set forth in Longview Municipal Code Chapter 16.24.~~

Section 109.2, Schedule Permit Fees, is amended as follows:

On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be charged and paid in accordance with the established fee schedules as set forth in Sections 109.2.1, 109.2.1.1, 109.2.1.2, 109.2.1.3, 109.2.2, and 109.2.3.

Section 109.2.1 is hereby added, reading as follows:

Section 109.2.1 Building Permit Fee

The fee for each building permit shall be as set forth in Table 1-A herein.

Table 1-A – Building Permit Fees

TOTAL VALUATION		FEE
\$1.00 to \$500.00		\$31.30
\$501.00 to \$2,000.00		\$31.30 for the first \$500.00 plus \$4.25 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00		\$98.45 for the first \$2,000.00 plus \$18.80 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00		\$523.00 for the first \$25,000.00 plus \$13.25 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00		\$848.75 for the first \$50,000.00 plus \$9.44 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00		\$1,310.00 for the first \$100,000.00 plus \$7.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00		\$4,263.24 for the first \$500,000.00 plus \$6.32 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up		\$7,394.00 for the first \$1,000,000.00 plus \$5.20 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:		
1.	Inspections outside of normal business hours	\$62.00 per hour ¹ (minimum charge – two hours)

Other Inspections and Fees:		
2.	Reinspection fees	\$62.00 per hour ¹
3.	Inspections for which no fee is specifically indicated	\$62.00 per hour ¹ (minimum charge – one-half hour)
4.	Additional plan review required by changes, additions or revisions to plans	\$62.00 per hour ¹ (minimum charge – one-half hour)
5.	For use of outside consultants for plan checking and inspections, or both	Actual Costs ²
6.	Investigation fee for work commenced prior to obtaining a permit	100% of usual permit fee

1. Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

2. Actual costs include administrative and overhead costs.

Section 109.2.1.1 is hereby added, reading as follows:

Section 109.2.1.1 Inspection Fee – Manufactured Housing

The fees for inspections of manufactured housing situated in a mobile home park shall be as follows:

(a) Single-wide \$132

(b) Double-wide \$165

(c) Triple-wide \$197

Section 109.2.1.2 is hereby added, reading as follows:

Section 109.2.1.2 Inspection Fee – Wood Stoves

The fees for inspection of free-standing wood stoves shall be the sum of \$47.

Section 109.2.1.3, Plan Review Fees, is added as follows:

When submittal documents are required by Section 107, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee for reviews relating to the provisions of the International Residential Code for One- and Two-Family Dwellings shall be 65 percent of the building permit fee and said plan review fee for all other reviews shall be 70 percent of the building permit fee as shown in Table 1-A. The plan review fees specified in this section are separate fees from the permit fees specified in Section 109.2.1 and are in addition to the permit fees.

A building plan for one and two-family dwellings may be used repetitively upon request of the applicant and approval of the building official. When approved, the “Same As” plan shall be retained on file as a master plan. A building master plan may be used repetitively provided:

- 1) All “Same As” development shall occur within the code cycle under which the master plan is approved.
- 2) All “Same As” development shall occur within the same subdivision.
- 3) The initial application submittal shall include three (3) complete sets of plans, including all supporting documentation, and one (1) limited set of plans consisting of a site plan, floor plan and exterior elevations only.
- 4) All subsequent “Same As” applications shall not deviate from the approved master plan.
- 5) Payment of all appropriate fees. The plan review fee for “Same As” plans submitted subsequent to the initial submittal shall be reduced to 30% of the building permit fee.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.2, an additional plan review fee shall be charged at the rate shown in Table 1-A.

Section 109.2.2 is hereby added, reading as follows:

Section 109.2.2 Mechanical Permit Fee

The fee for each mechanical permit shall be as set forth in Table 2-A herein.

Table 2-A Mechanical Permit Fees		
Permit Issuance		
1.	For the issuance of each mechanical permit	\$28.50
2.	For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$14.25
Unit Fee Schedule		
(Note: The following do not include permit-issuing fee.)		
Equipment		
1.	For the installation or relocation of each of the following pieces of equipment:	\$20.50
	• Furnace – forced air or gravity (includes ducts and vents)	
	• Boiler	
	• Compressor and/or Absorption System (includes heat pumps)	
	• Evaporative Coolers	
	• Air Handler (Not part of an HVAC system)	
	• Ventilation system (Not part of an HVAC system)	
	• Ventilation hood (includes associated ductwork)	
	• Fireplace Insert, Gas fireplace	
	• Incinerator	

Table 2-A Mechanical Permit Fees		
•	Fire damper, smoke damper or combination fire/smoke damper	
•	Equipment regulated by the mechanical code but not specifically listed	
2.	Repairs or addition to each piece of equipment or system	\$18.25
Vents		
1.	For the installation of the following:	\$10.25
•	Appliance vent (for a piece of equipment not requiring mechanical permit)	
•	Ventilation fan connected to single vent	
Piping Systems		
1.	For the installation of each of the following piping systems up to four outlets:	\$7.15
•	Gas piping	
•	Hazardous Process Piping	
•	Non-Hazardous Process Piping	
2.	For the installation of each outlet exceeding four	\$3.15
Other Inspections and Fees		
1.	For any of the following services:	\$62
•	Inspections outside of normal business hours, per hour	
•	Re-inspection fees assessed under provisions of Section 116.6, per inspection	
•	Inspections for which no fee is specifically indicated, per hour	
•	Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge – one-half hour)	

Table 2-A Mechanical Permit Fees		
2.	*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	
3.	Investigation fee for work commenced prior to obtaining a permit	100% of usual permit fee

Section 109.2.3 is hereby added, reading as follows:

Section 109.2.3 Plumbing Permit Fee

The fee for each plumbing permit shall be as set forth in Table 3-A herein.

Table 3-A Plumbing Permit Fees		
Permit Issuance		
1.	For issuing each permit	\$28.50
2.	For issuing each supplemental permit	\$14.25
Unit Fee Schedule (in addition to items 1 and 2 above)		
Fixtures, devices and equipment		
1.	For the installation or relocation of each of the following:	\$9.15
	• Each fixture requiring a trap (includes piping and backflow protection for that fixture)	
	• Water heater (includes vent)	
	• Industrial waste interceptor	
	• Grease trap	
	• Water treatment equipment	
	• Lawn sprinkler system (includes backflow protection)	
	• Backflow Preventer	
	Equipment regulated by the plumbing code but not specifically listed (piping and backflow protection therefor)	

Table 3-A Plumbing Permit Fees		
2.	Repairs or addition to each fixture, piece of equipment or system	\$9.15
Building Sewer		
1.	For the installation of each building sewer or trailer park sewer	\$20.50
Gas Piping System		
1.	For the installation of each gas piping system up to four outlets	\$7.15
2.	For the installation of each outlet exceeding four	\$3.15
Other Systems		
1.	Rainwater systems – Per drain (inside building)	\$9.15
2.	Private sewage disposal system	\$32.50
3.	Graywater system	\$32.50
4.	Installation and testing of reclaimed water system	\$38.75*
5.	Annual testing of reclaimed water system	\$38.75*
6.	For each medical gas piping system for a specific gas – up to five outlets or inlets	\$62
7.	For each additional medical gas outlet over five outlets	\$7.15
Other Inspections and Fees		
1.	For any of the following services:*	\$62
	• Inspections outside of normal business hours, per hour	
	• Re-inspection fees assessed under provisions of Section 103.5.6, per inspection	
	• Inspections for which no fee is specifically indicated, per hour	

Table 3-A Plumbing Permit Fees		
Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge – one-half hour)		
2.	*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	
3.	Investigation fee for work commenced prior to obtaining a permit	100% of usual permit fee

*Per hour for each hour worked or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of all the employees involved.

Section 109.6 is amended, to read as follows:

Section 109.6 Fee Refunds

The Building Official may authorize the refunding of fees as follows.

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The building official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Section 113, Board of Appeals, is amended to read as follows:

Section 113.1 General – Appeal Board of Adjustment. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, the Appeal Board of Adjustment, as established by LMC chapter [19.12](#), shall have jurisdiction as provided in said chapter [19.12](#).

Section 114, Violations, is amended to read as follows:

Section 114.1 Unlawful acts. It shall be a misdemeanor for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

(Ord. 3308 § 1, 2015; Ord. 3247 § 1, 2013; Ord. 3231 § 1, 2012; Ord. 3196 § 1, 2012; Ord. 3187 § 1, 2011; Ord. 3153 § 1, 2010; Ord. 3137 § 1, 2010; Ord. 3067 §§ 1 – 5, 2008; Ord. 3025 §§ 1 – 5, 2007; Ord. 3004 § 1, 2007; Ord. 2969 §§ 1 – 5, 2006; Ord. 2945 §§ 1 – 5, 2005; Ord. 2941 §§ 2, 3, 2005; Ord. 2906 § 1, 2004; Ord. 2894 § 1, 2004).

16.02.030 Additions, insertions, deletions and changes to Chapter [51-51](#) WAC

The following sections of the International Residential Code as set forth in Chapter [51-51](#) WAC are hereby amended to read as follows:

Chapter 1 of Chapter [51-51](#) WAC is deleted in its entirety.

Table R301.2(1) Climatic, and Geographic Design Criteria established:

Ground Snow Load:	25 psf
Wind Speed (mph):	85 110 IRC Section 301.2
Seismic Design Category:	D1
Subject to Damage From Weathering:	Moderate
Frost Line Depth:	6 inches
Termite:	Slight to Moderate
Decay:	Slight to Moderate

Winter Design Temp.:	20 Degrees F
Ice Shield Underlayment Req.:	No
Flood Hazards:	<u>FIS December 16, 2015</u>
	<u>FIRM December 16, 2015</u>
Air Freezing Index:	N/A
Mean Annual Temperature:	50 Degrees F

(Ord. 3247 § 1, 2013; Ord. 3137 § 1, 2010; Ord. 3122 § 1, 2010; Ord. 3004 § 1, 2007; Ord. 2894 § 1, 2004).

16.02.040 Additions, insertions, deletions and changes to Chapter [51-52](#) WAC.

Chapter 1 of Chapter [51-52](#) WAC is deleted in its entirety. (Ord. 3247 § 1, 2013; Ord. 3137 § 1, 2010; Ord. 3004 § 1, 2007; Ord. 2894 § 1, 2004).

16.02.060 Additions, insertions, deletions and changes to Chapter [51-56](#) WAC.

Chapter 1 of Chapter [51-56](#) WAC is deleted in its entirety.

Section 719.1, Cleanouts, is amended to read as follows:

Cleanouts shall be placed outside the building near the connection between the building drain and the building sewer and extended to grade. Additional building sewer cleanouts shall be installed at intervals not to exceed one hundred (100) feet (30,480 mm) in straight runs, for each aggregate horizontal change in direction exceeding one hundred thirty-five (135) degrees (2.36 rad), and at the property line. Cleanouts located at the property line shall be provided with an approved cleanout access box.

Sec. 1011.0, Auto Wash Racks, is amended to read as follows:

Minimum Requirements for Auto Wash Racks.

Every private or public wash rack and/or floor or slab used for cleaning machinery or machine parts shall be adequately protected against storm or surface water and shall drain or discharge into an approved oil/water separator (clarifier), acceptable to the jurisdiction, connected to the sanitary sewer system.

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

Section 3. That nothing in this Ordinance hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 4. That the City of Longview City Clerk is hereby ordered and directed to cause this Ordinance to be published.

Section 5. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 6. This Ordinance shall be in full force and effect from and after March 15, 2024

Passed by the City Council this ____ day of _____, 2024.

Approved by the Mayor this ____ day of _____, 2024.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Published: _____



Adoption of the State Building Code with City of Longview Amendments

ERIK BYMAN

LONGVIEW BUILDING OFFICIAL

Amendments to the Longview Municipal Code

- ◆ Chapter 16 (Buildings and Construction)
- ◆ Chapter 18 (Fire Prevention)
- ◆ Codes Impacted: International Family of Codes, Uniform Plumbing Code, and Washington State Energy Code



Why Do We Need Codes?

- ◆ Provide a reasonable level of safety, health, and general welfare
- ◆ Provide a reasonable level of life safety and property protection from the hazards of fire
- ◆ Address conditions hazardous to life, property or public welfare in the occupancy of structures or premises
- ◆ Provide a reasonable level of safety to firefighters and emergency responders
- ◆ Codes outline requirements for:
 - ◆ Structural strength / stability
 - ◆ Means of egress
 - ◆ Sanitation
 - ◆ Light and ventilation
 - ◆ Energy conservation

How the Process Works

- Typically, every 3 years new editions of the codes are published by the International Code Council
- The Washington State Building Code Council reviews the codes and makes recommendations to the State Legislature for amendments at the state level within Title 51 of the Washington Administrative Code
- Legislature adopts the codes as the state minimum code for all jurisdictions
- For this code cycle, the state code becomes effective on March 15, 2024
- Should a jurisdiction wish to further amend the codes, they may do so locally. However, the jurisdictions cannot lessen the requirements of the codes but may make them more restrictive.
- The City of Longview has very few local amendments, and they have been in place for many years. Tonight we are asking you to adopt the ordinances in front of you so we may retain our local amendments to these codes.

Impacts of Adoption

- ◆ The State's adopted codes go into effect March 15, 2024 and will become the required code in **ALL** jurisdictions in Washington
- ◆ To retain Longview's amendments, we must also adopt the codes locally and specifically re-adopt our local changes
- ◆ The proposed ordinances in front of you show the reformatting of code sections as required due to changes made to the codes at the state level
- ◆ We are **NOT** proposing any additional local amendments - only those that have been in place for several years
- ◆ Also we are **NOT** asking for any fee increases with the adoption of these codes tonight

Actions?

- ◆ Adopt the current Washington State Building Code with City of Longview local amendments



City of Longview

Agenda Summary

ORDINANCE NO. 3512 UPDATING AND AMENDING CHAPTER 18.10 OF THE LONGVIEW MUNICIPAL CODE TO BRING IT INTO COMPLIANCE WITH THE 2021 UPDATES TO THE INTERNATIONAL FIRE CODE AND REAFFIRM ADOPTION OF CHAPTER 15-54A OF THE WA ADMINISTRATIVE CODE AND PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER MARCH 15, 2024

RECOMMENDED ACTION:

MOTION TO ADOPT ORDINANCE NO. 3512

COUNCIL INITIATIVE ADDRESSED:

Enhance public safety and emergency response

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT: The Legislature of the State of Washington enacted RCW Chapter 19.27 which adopted the International Fire Code ("Fire Code") and made it applicable throughout the State of Washington to all counties and cities. The Fire Code is set forth in chapter 51-54A of the Washington Administrative Code ("WAC"); 2021 updates have been made to the WAC, in substitution and replacement of the 2018 Fire Code. The City of Longview adopts the Fire Code under chapter 18.10 of the Longview Municipal Code. Local amendments to the International Fire Code are also set forth in that same chapter, to clarify and standardize those sections of the Fire Code that are not specific or otherwise addressed. This ordinance updates chapter 18.10 to reflect the 2021 updates of the Fire Code and to make any other necessary changes to the local amendments. The permit fees will remain the same as currently assessed with no increase proposed at this time.

STAFF CONTACT:

Jon Dunaway, Fire Marshal / Interim Fire Chief

Attachments:

1. Red Line Ordinance 3512-2021 IFC Adoption

AN ORDINANCE AMENDING AND UPDATING CHAPTER 18.10 OF THE LONGVIEW MUNICIPAL CODE TO BRING IT IN COMPLIANCE WITH THE 2021 UPDATES TO THE INTERNATIONAL FIRE CODE, AND REAFFIRM THE ADOPTION OF CHAPTER 51-54A OF THE WASHINGTON ADMINISTRATIVE CODE, INCLUDING ANY LOCAL AMENDMENTS THEREOF, REGULATING, GOVERNING AND SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISE AS HEREIN PROVIDED; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; AND PROVIDING THAT SUCH ORDINANCE SHALL BECOME EFFECTIVE ON AND AFTER MARCH 14, 2024.

WHEREAS, the legislature of the State of Washington enacted RCW chapter 19.27 which adopted the International Fire Code, and provided that such code shall be applicable throughout the State of Washington, in all counties and cities, in substitution and replacement of all prior codes; and

WHEREAS, the Washington State Building Code Council has adopted, in the Washington State Administrative Code, chapter 51-54A (International Fire Code); and

WHEREAS there are 2021 updates to the International Fire Code; and

WHEREAS, the City created Chapter 18.10 of the Longview Municipal Code to adopt the application of the International Fire Code to the City; and

WHEREAS, there are also local amendments included in Chapter 18.10 of the Longview Municipal Code which are to clarify and standardize those sections of the International Fire Code that are not specific or otherwise addressed; and

WHEREAS, the permit fees reflected in Chapter 18.10 of the Longview Municipal Code shall remain as currently assessed with no increase proposed at this time; and

WHEREAS, Chapter 18.10 of the Longview Municipal Code should be modified and readopted to acknowledge the adoption of the International Fire Code, including any updates and/or modifications; and

WHEREAS, the updates to the 2021 International Fire Code are effective on July 1, 2023 and as such the updates to Chapter 18.10 of the Longview Municipal Code should become effective on that same date;

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

Section 1. That Chapter 18.10 of the Longview Municipal Code shall be, and is hereby, amended to read as follows; provided manifest and numbering errors shall be corrected prior to publication:

Chapter 18.10

INTERNATIONAL FIRE CODE

Sections:

- 18.10.010 Adoption of International Fire Code.**
- 18.10.020 Additional definitions.**
- 18.10.030 Smoke alarms – RCW adopted by reference.**
- 18.10.040 Family child day care homes.**
- 18.10.050 Building plans – Submitted to fire marshal.**
- 18.10.060 Fire code permit, plan review and inspection fees.**
- 18.10.070 Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks is to be prohibited.**
- 18.10.080 Establishment of limits of districts in which storage of liquefied petroleum gas is to be restricted.**
- 18.10.090 Establishment of limits of districts in which storage of flammable cryogenic fluids in stationary containers is to be prohibited.**
- 18.10.100 Additions, insertions, deletions and changes to Chapter 51-54A WAC (Fire Code).**

18.10.010 Adoption of International Fire Code.

Chapter 51-54A WAC (2021~~148~~ International Fire Code), and Appendices B, E, F and G to said International Fire Code, together with all future amendments thereof and additions thereto, one copy of which is on file in the office of the city clerk of the city of Longview, shall be and is hereby adopted as the fire code of the city of Longview for regulating, governing and safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said fire code on file in the office of the city clerk of the city of Longview are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in this chapter. As used in this chapter the term “fire code” shall mean the International Fire Code hereby adopted by this chapter. (Ord. 3322 § 1, 2016; Ord. 3246 § 1, 2013; Ord. 3136 § 1, 2010; Ord. 3000 § 1, 2007; Ord. 2896 § 1, 2004).

18.10.020 Additional definitions.

(1) Whenever the word “jurisdiction” is used in this chapter (fire code), or in Appendices B, E, F, and G, it shall mean the city of Longview.

(2) Whenever the words “department of fire prevention” are used in this chapter (fire code), or in Appendices B, E, F, and G, they shall mean the fire prevention division of the Longview fire department.

(3) Whenever the words “fire code official” are used in this chapter (fire code), or in Appendices B, E, F, and G, they shall mean the fire marshal of the Longview fire department. (Ord. 3322 § 1, 2016; Ord. 3246 § 1, 2013; Ord. 3136 § 1, 2010; Ord. 3000 § 1, 2007; Ord. 2896 § 1, 2004).

18.10.030 Smoke alarms – RCW adopted by reference.

RCW 43.44.110 is adopted by reference. A copy thereof shall be filed in the office of the city clerk/director of finance for use and examination by the public. (Ord. 3322 § 1, 2016; Ord. 3246 § 1, 2013; Ord. 3136 § 1, 2010; Ord. 3054 § 1, 2008; Ord. 3000 § 1, 2007; Ord. 2896 § 1, 2004).

18.10.040 Family child day care homes.

The purpose of this section is to provide minimum standards of safety for family child day care homes.

(1) Family Child Day Care Home Defined. A “family child day care home” is a child day care facility, licensed by the state, located in the dwelling of the person or persons under whose direct care and supervision the child is placed, for the care of 12 or fewer children, including children who reside at the home.

(2) Permit Required. A permit shall be obtained from the fire department prior to operating any family child day care home operation within the city limits.

(3) Approval by Building Code. Family child day care home operations shall be conducted only in structures approved for habitation by the building code.

(4) Exiting. All rooms used for day care purposes shall be provided with at least two exits, one of which may be an openable escape and rescue window meeting the requirements of the building code.

(5) Fire Protection. Family child day care homes shall be provided with at least one 2-A, 10-BC portable fire extinguisher installed and maintained in accordance with the fire code.

(6) Automatic Smoke Alarm. Every sleeping area shall be protected by an operational automatic smoke alarm installed in accordance with its listing. (Ord. 3322 § 1, 2016; Ord. 3246 § 1, 2013; Ord. 3136 § 1, 2010; Ord. 3000 § 1, 2007; Ord. 2896 § 1, 2004).

18.10.050 Building plans – Submitted to fire marshal.

When plans are submitted to the building department of the city for a permit to construct a building of other than single-family or duplex residence use, the plans will also be submitted to the fire marshal for approval of fire and life safety requirements set forth in the International Building Code, the International Fire Code and any other such provisions of the Longview Municipal Code. (Ord. 3322 § 1, 2016; Ord. 3246 § 1, 2013; Ord. 3136 § 1, 2010; Ord. 3000 § 1, 2007; Ord. 2896 § 1, 2004).

18.10.060 Fire code permit, plan review and inspection fees.

(1) For installation or alteration of any of the required construction permits as listed in the fire code, Section 105.~~67~~, a permit fee will be assessed based on value as amended by Chapter 16.02 LMC, Table 1-A.

(2) Plan review fees for required construction permits shall be 70 percent of the permit fee.

(3) A fee of \$62.00 shall be collected for all operational permits required by the fire code, Section 105.56. Where more than one operational permit is required at the same premises, the fee for each additional permit shall be one-half of the original fee.

(4) A fee of \$62.00 shall be collected for all special event reviews and inspections for the purpose of reviewing fire department access routes, general fire protection requirements, life safety requirements or other reviews conducted pursuant to the international codes, standards and ordinances adopted by the city.

(5) A fee of \$20.00 shall be collected annually for the inspection of certificate of occupancy permits required under International Building Code Chapter 1, Section 111.

(6) Building plan review fees as required by LMC 18.10.050 for calculation of required fire flows, review of fire department access routes, general fire protection requirements, life safety requirements or other reviews conducted pursuant to the international codes, standards and ordinances adopted by the city shall be five percent of the building permit fee designated by Chapter 16.02 LMC, Table 1-A, except for group R-3 and U occupancies.

(7) Reinspections, preliminary inspections and other special inspections required or requested shall be calculated at \$62.00 per hour. (Ord. 3322 § 1, 2016; Ord. 3311 § 1, 2015; Ord. 3246 § 1, 2013; Ord. 3234 § 1, 2012; Ord. 3190 § 1, 2011; Ord. 3156 § 1, 2010; Ord. 3136 § 1, 2010; Ord. 3069 § 1, 2008; Ord. 3027 § 1, 2007; Ord. 3000 § 1, 2007; Ord. 2971 § 1, 2006; Ord. 2946 § 1, 2005; Ord. 2908 § 1, 2004; Ord. 2896 § 1, 2004).

18.10.070 Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks is to be prohibited.

~~(1) The limits referred to in Section 5704.2.9.6.1 of the fire code in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited are established as follows: in all of the classified use districts listed in LMC 19.06.070 except for industrial districts light industrial-A district, light industrial-B district and heavy industrial district; provided, however, that class II combustible liquids in quantities not exceeding 660 gallons may be stored for the purpose of providing electrical generation power for emergency systems in all of the classified districts listed in LMC 19.06.070 in aboveground tanks approved by the fire prevention division and subject to the provisions of Chapter 57 of the fire code; and provided further, that quantities of class II combustible liquids exceeding 660 gallons and up to 2,000 gallons may be stored for the purpose of providing electrical generation power for emergency systems in all of the classified districts listed in LMC 19.06.070 in aboveground tanks which are listed as both "protected" and "fire-resistant" in accordance with UL Standard 2085, approved by the fire prevention division, and subject to the provisions of Chapter 57 of the fire code.~~

~~(2) The limits referred to in Section 5706.2.4.4 of the fire code, where flammable or combustible liquids are prohibited, are established as follows: all of the classified use districts as listed in LMC 19.06.070 except for industrial districts light industrial-A district, light industrial-B district and heavy industrial district. (Ord. 3322 § 1, 2016; amended during 9/15 supplement; Ord. 3246 § 1, 2013; Ord. 3175 § 4, 2011; Ord. 3136 § 1, 2010; Ord. 3000 § 1, 2007; Ord. 2959 § 1, 2006; Ord. 2896 § 1, 2004).~~
(1) The limits referred to in Section 5704.2.9.6.1 of the fire code in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited are established as follows:

- (a) in all of the classified use districts listed in LMC 19.06.070 except for light industrial-A, light industrial-B, heavy industrial, mixed use commercial / industrial, regional commercial, general commercial, and country club;
- (b) provided, however, that class II combustible liquids in quantities not exceeding 660 gallons may be stored for the purpose of providing electrical generation power for emergency systems in all of the classified districts listed in LMC 19.06.070 in aboveground tanks;
- (c) and provided further, that quantities of class II combustible liquids exceeding 660 gallons and up to 2,000 gallons may be stored for the purpose of providing electrical generation power for emergency systems in all of the classified districts listed in LMC 19.06.070 in aboveground tanks which are listed as both “protected” and “fire-resistant” in accordance with UL Standard 2085.;

EXCEPTIONS: Light industrial A, light industrial B, and heavy industrial districts

- (d) and provided further that tanks storing flammable and combustible liquids for the purpose of fueling small equipment and portable containers exceeding 660 gallons and up to 2,000 gallons shall be ‘protected’ and ‘fire-resistant’ in accordance with UL Standard 2085.

EXCEPTIONS: Light industrial A, light Industrial B, and heavy industrial districts

(2) The limits referred to in Section 5706.2.4.4 of the fire code, where flammable or combustible liquids are prohibited, are established as follows: all of the classified use districts as listed in LMC 19.06.070 except for industrial districts light industrial-A district, light industrial-B district and heavy industrial district. (Ord. 3438 § 1, 2020; Ord. 3322 § 1, 2016; amended during 9/15 supplement; Ord. 3246 § 1, 2013; Ord. 3175 § 4, 2011; Ord. 3136 § 1, 2010; Ord. 3000 § 1, 2007; Ord. 2959 § 1, 2006; Ord. 2896 § 1, 2004).

(3) The installation of all above-ground tanks shall be approved by the fire prevention division and subject to the applicable provisions of the International Fire Code.

18.10.080 Establishment of limits of districts in which storage of liquefied petroleum gas is to be restricted.

(1) The limits referred to in Section 6104.2 of the fire code, in which bulk storage of liquefied petroleum gas is restricted, are as follows: all of the classified use districts listed in LMC 19.06.070 except for industrial districts light industrial-A district, light industrial-B district and heavy industrial district.

(2) Retail sales of liquefied petroleum gas shall be restricted in all classified use districts listed in LMC 19.06.070 except for industrial districts light industrial-A district, light industrial-B district, heavy industrial district and commercial/industrial district, and commercial districts NC, CBD, GC, RC and O/C. The maximum capacity for storage containers in NC, CBD, GC, RC and O/C districts shall be 1,200 gallons water capacity. (Ord. 3322 § 1, 2016; amended during 9/15 supplement; Ord. 3246 § 1, 2013; Ord. 3202 § 8, 2012; Ord. 3175 § 4, 2011; Ord. 3136 § 1, 2010; Ord. 3000 § 1, 2007; Ord. 2896 § 1, 2004).

18.10.090 Establishment of limits of districts in which storage of flammable cryogenic fluids in stationary containers is to be prohibited.

The limits referred to in Section 5806.2 of the fire code, in which storage of flammable cryogenic fluids in stationary containers is prohibited, are established as follows: all of the classified use districts listed in LMC 19.06.070 except for industrial districts light industrial-A district, light industrial-B district and heavy industrial district. (Ord. 3322 § 1, 2016; amended during 9/15 supplement; Ord. 3246 § 1, 2013; Ord. 3175 § 4, 2011; Ord. 3136 § 1, 2010; Ord. 3000 § 1, 2007; Ord. 2896 § 1, 2004).

18.10.100 Additions, insertions, deletions and changes to Chapter 51-54A WAC (Fire Code).

(1) Section 101.1 of the fire code is amended to read as follows:

101.1 Title.

These regulations shall be known as the Fire Code of the City of Longview, hereinafter sometimes referred to in this chapter as “this code.”

(2) Section 105.~~67~~ of the fire code is amended to read as follows:

105.~~67~~ Required construction permits.

The fire code official is authorized to issue construction permits for work as set forth in Sections 105.~~67~~.1 through 105.~~67~~.27.

(3) Section 105.~~67~~.26 of the fire code is added to read as follows:

105.~~67~~.26 Refrigeration systems.

A construction permit is required for installation or modification to a mechanical refrigeration system having a refrigerant circuit containing more than 220 pounds (100 kg) of Group A1 or 30 pounds (14 kg) of any other group refrigerant.

(4) Section 105.~~67~~.27 of the fire code is added to read as follows:

105.~~67~~.27 Technical assistance.

A construction permit is required for the technical assistance provisions of the Fire Code in accordance with Section 104.~~87~~.2.

(5) Section 1~~109~~.1 of the fire code is amended to read as follows:

1~~109~~.1 Appeal Board of Adjustment.

The Appeal Board of Adjustment, as created and established in LMC 19.12.010, is hereby empowered to hear and decide appeals of orders, decisions, or determinations made by the fire code official relative to the application and interpretation of this Fire Code.

(6) Section 11~~20~~.4 of the fire code is amended to read as follows:

11~~20~~.4 Violation penalties.

Persons who shall violate a provision of this Fire Code or who shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directives of the fire code official, or of a permit or certificate used under provisions of this Fire Code, shall be guilty of a misdemeanor. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(7) Section 11~~32~~.4 of the fire code is amended to read as follows:

11~~32~~.4 Failure to comply.

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a misdemeanor.

(8) Section 503 of the fire code is amended to read as follows:

The provisions of WAC 51-54A-0503 that restates Section 503.1 and deletes Sections 503.1.1, 503.1.2, 503.1.3, 503.2, 503.3, 503.4, and 503.4.1 is deleted and retained by the city.

(9) Section 503.2.3 of the fire code is amended to read as follows:

503.2.3 Surface.

Fire apparatus access roads shall have an unobstructed width of 20 feet, and provided with an all-weather driving surface a minimum of 16 feet in width designed and engineered to support the imposed loads of fire apparatus. Unless otherwise approved by the fire code official, an all-weather surface shall mean well maintained and paved or otherwise hard-surfaced with asphaltic or Portland cement concrete.

(10) Section 503.2.5 of the fire code is amended to read as follows:

503.2.5 Dead-ends.

Dead-end fire apparatus access roads in excess of 150 feet length shall be provided with a turnaround. The turning radius of access roadway turnarounds shall be not less than 40 feet or 80 feet in diameter.

Exception: Alternate methods of creating access roadway turnarounds may be approved by the fire code official. Approved turnarounds may include such designs as a hammerhead arrangement, a graveled circle 80 feet in diameter, or an intersecting road.

(11) Section 503.2.7 of the fire code is amended to read as follows:

503.2.7 Grade.

The gradient for a fire apparatus access road shall not exceed 15 percent.

Exceptions:

(a) Access roads leading to buildings fully protected by automatic sprinkler systems may exceed 15 percent grade.

(b) When there are not more than two Group R, Division 3, or Group U Occupancies, the requirements of this section may be modified.

(12) Section 505.1 of the fire code is amended to read as follows:

505.1 Address numbers.

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property and at the rear of the property if there is an improved alley. Additionally, structures not fronting a public street or an alley shall also have approved numbers placed at the front and back of the building so as to be plainly visible from points as determined by the city fire marshal. These numbers shall contrast with their background. Numbers shall be a minimum of 5 inches high with a minimum stroke width of 0.5 inch and shall not be sight obscured.

(13) Section 507.5 of the fire code is amended to read as follows:

507.5 Fire hydrant systems.

Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.10.

(14) Section 507.5.2 of the fire code is amended to read as follows:

507.5.2 Inspection, testing and maintenance of fire hydrants.

Fire hydrant systems shall be subject to periodic tests as required by the fire code official. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Hydrants shall be flow tested a minimum of every five years in a manner approved by the fire code official. Flow tests results shall be maintained by the city water department and made available upon request of the fire department. Additions, repairs, alterations and servicing shall comply with approved standards.

(15) Section 507.5.3 of the fire code is amended to read as follows:

507.5.3 Private fire service mains and water tanks.

Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals:

1. Private fire hydrants (all types): Inspection annually and after each operation; flow test and maintenance annually.
2. Fire service main piping: Inspection of exposed, annually; flow test every 5 years.
3. Fire service main piping strainers: Inspection and maintenance after each use.

Inspection, testing and maintenance of private fire service systems located on private property shall be the responsibility of the owner, lessee, or other person in charge of the premises. Records of required inspections, testing and maintenance shall be forwarded to the city water department not less than annually.

(16) Section 507.5.7 of the fire code is added to read as follows:

507.5.7 Number and distribution of fire hydrants.

At least one hydrant shall be provided for each 1,500 gallons of required fire flow. Required hydrants shall be so located that a minimum of one hydrant is provided within 400 feet of all portions of exterior walls where openings are permitted by the building code. Unless determined by the fire code official to be impractical, all required fire hydrants shall be equally spaced not to exceed 500 feet and placed a minimum distance of 40 feet from the structure or facility being protected as measured along fronting streets and fire apparatus access roadways.

Exceptions:

(a) Additional fire hydrants may be required when special hazards exist as described in Section 901.4.54 of the Fire Code.

(b) Hydrants located on the opposite side of arterial streets, streets of four or more lanes, or streets provided with median dividers, which would prevent fire department access will not be considered as meeting fire flow requirements.

(c) When a fixed water supply system is not available, an approved fire department mobile water supply may be considered as meeting minimum hydrant requirements for structures or facilities requiring less than 1,500 gpm fire flow.

(d) Dead-end streets shall have at least one hydrant located within 250 feet of the street end.

(e) When fire department connections are required, one hydrant shall be located within 100 feet of the fire department connection unless otherwise approved by the fire code official due to impractical conditions.

(17) Section 507.5.8 of the fire code is added to read as follows:

507.5.8 Water main size.

Water mains serving fire hydrants shall be a minimum of six inches in diameter. Water mains installed to meet fire flow requirements shall be engineered to supply the required flow at a minimum of 20 psi.

(18) Section 507.5.9 of the fire code is added to read as follows:

507.5.9 Fire hydrant visibility.

Hydrants shall not be visibly obstructed or have hydrant visibility impaired within a distance of 50 feet along fronting streets or access roads where fire department vehicles may be responding. In areas where required hydrant visibility cannot be effectively maintained, approved signs or street markers may be installed.

(19) Section 507.5.10 of the fire code is added to read as follows:

507.5.10 Fire hydrant marking.

Fire hydrants located on public or private property where vehicles could be parked shall have all curbs painted yellow or otherwise appropriately marked by the owner, lessee or other person in charge of premises to prohibit parking or other uses within 15 feet of a hydrant. In cases where curbs do not exist, approved signs or street markers may be installed. All hydrants shall be painted yellow.

(20) Section 901.6.3 of the fire code is amended to read as follows:

901.6.3 Fire protection system maintenance records.

Records of all system inspections, tests, and maintenance required by the referenced standards shall be maintained on the premises for a minimum of 3 years and made available to the fire code official upon request. Records of required annual system inspections, tests, and maintenance shall be forwarded to the fire department annually.

(21) Chapter 56 of the fire code is amended by the addition of the following sections:

5601.1 Scope.

The possession, manufacture, storage, handling, sale and use of explosives and explosive materials shall be governed by chapter 296-52 WAC and this chapter. The manufacture or storage of explosives or explosive materials shall be prohibited in all of the classified use districts listed in LMC 19.06.070 except for heavy industrial district and for temporary storage at construction job sites for periods not to exceed one year. The manufacture, storage, handling, sale and use of fireworks shall be governed by chapter 212-17 WAC and this chapter.

5601.1.6 Consumer fireworks permitted.

Notwithstanding any provision to the contrary contained in Section 5601.1 of the Fire Code, "consumer" fireworks, as permitted by WAC 212-17, shall be permitted within the City of Longview.

5601.1.7 Adoption of State law by reference.

As authorized by RCW 35A.13.180 and 35A.12.140, the city council hereby adopts by reference Chapter 70.77 of the Revised Code of Washington, entitled "State Fireworks Law," together with amendments thereof and additions thereto. One copy of said RCW chapter 70.77 with amendments and additions thereto shall be filed in the office of the City Clerk/Director of Finance of said City for use and examination by the public.

5601.1.8 Retail sales permit requirements.

The number of retail sales permits which the city may issue for the sale of consumer fireworks in any one calendar year shall not exceed ten (10). No retail sales permit shall entitle the holder thereof to more than one location. All retail sales permits shall be nontransferable. The fire marshal or designee shall make inspections and approvals of all retail sales locations to verify compliance with WAC 212-17 and the Fire Code prior to the conduct of sales from such locations. All retail sales locations shall be inspected between June 23 and June 28, and such other times determined appropriate by the fire marshal. It is the responsibility of the applicant to meet all legal requirements and to request inspection at least 24 hours in advance of starting the retail sale of fireworks. Failure to comply with any of the provisions of WAC 212-17 or the Fire Code shall be grounds for revocation of a permit.

5601.1.9 Retail sales permit fee.

The annual retail sales permit fee for each retail sales permit issued hereunder shall be \$100.00, which shall be paid to the City Clerk at the time such license is issued. All retail sales permits shall expire at the end of the calendar year in which they are issued. Said fee shall be paid in full regardless of the month during any calendar year that said permit is issued and shall not be refunded.

5601.1.10 Application for retail sales permit.

All applications for retail sales permit to sell fireworks in the City:

1. Shall be made on or prior to the second Tuesday in May of each year. Applicants for each such permit shall be notified by the fire code official of the fire department or designee of the granting or

rejection of their application for license on or before the first Monday in June of each calendar year.

2. Shall set forth the proposed location of the fireworks stand from which such sales shall be made.

3. Shall be accompanied by proof of insurance as specified in RCW 70.77.270, and shall include an endorsement of such insurance naming the City as an insured thereunder.

4. Shall be in writing; show the corporate name of the applicant, if any; be signed by duly authorized officer of the applicant; and contain the address to which the notice is to be sent by the fire code official of the fire department or designee of the granting or rejecting of the application.

5601.1.11 Preference.

In granting retail sales permits hereunder, preference may be given to applicants who held permits for such sales issued by the City during the previous calendar year and to applicants that had a firework stand for the retail sale of fireworks for three (3) or more years in an area to be annexed by the city.

5601.1.12 Copy of State license to be filed.

Before a retail sales permit to sell fireworks or conduct a public display of fireworks shall be issued, the applicant for such permit shall file with the City Clerk of the City a copy of the license issued to such applicant by the State of Washington in accordance with RCW Chapter 70.77.

(Ord. 3322 § 1, 2016; amended during 9/15 supplement; Ord. 3246 § 1, 2013; Ord. 3136 § 1, 2010; Ord. 3109 § 1, 2009; Ord. 3088 § 1, 2009; Ord. 3000 § 1, 2007; Ord. 2896 § 1, 2004).

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

Section 3. That nothing in this Ordinance hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 4. That the City of Longview City Clerk is hereby ordered and directed to cause this Ordinance to be published.

Section 5. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 6. This Ordinance shall be in full force and effect from and after March 15, 2024..

Passed by the City Council this day of _____, 2024.

Approved by the Mayor this day of _____, 2024.

MAYOR

ATTEST

City Clerk

APPROVED AS TO FORM

Dana Gigler
City Attorney

Published:



City of Longview

Agenda Summary

PROJECT COMPLETION – FISHERS LANE WATER TREATMENT PLANT DEMO

RECOMMENDED ACTION:

MOTION TO ACCEPT AS COMPLETE THE FISHERS LANE WATER TREATMENT PLANT DEMOLITION PROJECT

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Provide sustainable water quality & environmental infrastructure

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The Fishers Lane Water Treatment Plant Demolition project has been completed in accordance with the plans and specifications under Contract No. 23-0435-F entered between the City of Longview and Keystone Contracting Inc. The City Council must accept the project as complete before final contract closeout can be accomplished.

STAFF CONTACT:

Ivona Kininmonth, Project Engineer

Attachments: None