



Agenda

Appeal Board of Adjustment

Tuesday, April 9, 2024

4:30 PM

Longview Council Chambers

1. HYBRID MEETING DETAILS

24-00308 Please click the link to join the webinar: <https://us02web.zoom.us/j/81922908550>
Webinar ID: 819 2290 8550
Or Telephone: (253) 205 0468; or (253) 215 8782; or (346) 248 7799

2. CALL TO ORDER

3. ROLL CALL

4. APPROVAL OF MINUTES

24-00309 MINUTES FROM MARCH 12, 2024

5. AUDIENCE PARTICIPATION OF CORRESPONDENCE

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

7. PUBLIC HEARINGS

24-00310 ABA 2024-3 2126 CASCADE WAY SPECIAL PROPERTY USE PERMIT FOR DETACHED ACCESSORY DWELLING UNIT

RECOMMENDED ACTION:
MOTION TO ACCEPT THE STAFF FINDINGS FOR ABA 2024-3 AND GRANT A SPECIAL PROPERTY USE PERMIT FOR THE ESTABLISHMENT OF A DETACHED ACCESSORY DWELLING UNIT IN THE R-1 DISTRICT, AT 2126 CASCADE WAY.

24-00311 ABA 2024-4 250 INDUSTRIAL WAY SPECIAL PROPERTY USE PERMIT FOR TOWER EXCEEDING 60 FEET

RECOMMENDED ACTION:
MOTION TO ACCEPT THE STAFF FINDINGS FOR ABA 2024-4 AND GRANT A SPECIAL PROPERTY USE PERMIT FOR THE PROPOSED STRUCTURE IN THE HEAVY INDUSTRIAL DISTRICT, AT 250 INDUSTRIAL WAY.

8. OTHER BUSINESS

9. ADJOURNMENT



Minutes

Agenda

Appeal Board of Adjustment

Tuesday, March 12, 2024

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

24-00190 Please click the link to join the webinar: <https://us02web.zoom.us/j/81922908550>
Webinar ID: 819 2290 8550
Or Telephone: (253) 205 0468; or (253) 215 8782; or (346) 248 7799

2. **CALL TO ORDER**

*The meeting was called to order at 4:30 pm.
The recording of this meeting began roughly 5 minutes into the meeting.*

3. **ROLL CALL**

*In attendance: Mark Backstrom, Chair; Roger Peters, Vice Chair; Dan Petersen; Steven Dahl; Arthur Chang
Staff: McAllister Kosar, Planner; Dana Gigler, City Attorney; Chris Collins, Assistant Public Works Director; Sam Barham, City Engineer; Nancy Vandehey, Admin Assistant*

4. **APPROVAL OF MINUTES**

24-00189 Minutes from February 13, 2024

Steve Dahl made a motion, seconded by Dan Petersen, to approve the minutes. This passed unanimously.

5. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None.

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

Mac Kosar read the declaration into record and there were no objections.

7. **PUBLIC HEARINGS**

24-00215 ABA 2024-2 SPECIAL PROPERTY USE PERMIT FOR 3609 COLUMBIA HEIGHTS RD

RECOMMEND ACTION:

MOTION TO APPROVE THE STAFF RECOMMENDATION FOR ABA 2024-2 AND GRANT A SPECIAL PROPERTY USE PERMIT FOR THE PROPOSED PROJECT AT 3609 COLUMBIA HEIGHTS RD.

Mac Kosar highlighted the staff report and read the findings into record. Discussion included surrounding properties are all residential (R-1) and this is a religious organization that has this in their mission. The pods need to serve the mission of the church. Dana Gigler spoke on the Religious Land Use and Institutional Person Act and how we are limited with regulations. Exceptions would be if there was a threat to safety and welfare.

The public hearing opened at 4:43 pm. Josh McCann, spoke in favor of this project. The public hearing closed at 4:48 pm.

Arthur Chang made a motion, seconded by Steve Dahl, to approve the staff recommendation for ABA 2024-2 and grant a special property use for the proposed project at 3609 Columbia Heights Rd. Discussion included the process of what changes (of use, of mission) would include the applicant coming back to the City for review. The motion passed unanimously.

8. OTHER BUSINESS

Mac Kosar indicated that we will have an item for the next meeting in April.

9. ADJOURNMENT

The meeting was adjourned at 4:52 pm.



City of Longview

Agenda Summary

ABA 2024-3 2126 CASCADE WAY SPECIAL PROPERTY USE PERMIT FOR DETACHED ACCESSORY DWELLING UNIT

RECOMMENDED ACTION:

MOTION TO ACCEPT THE STAFF FINDINGS FOR ABA 2024-3 AND GRANT A SPECIAL PROPERTY USE PERMIT FOR THE ESTABLISHMENT OF A DETACHED ACCESSORY DWELLING UNIT IN THE R-1 DISTRICT, AT 2126 CASCADE WAY.

The City of Longview has received an application to remodel the existing accessory garage to a detached accessory dwelling unit.

Attachments:

1. Staff Report 2024-3 SPU for detached ADU
2. Ex A - Application 2126 Cascade Way Detached ADU SPU App
3. Ex B - Front of Home
4. Ex B pt 2 - Add image house plans
5. Ex B pt 3 - Inside layout
6. Ex C - Posting to Adjacent Property Owners ABA 2023-7 - Copy
7. Ex D - 2126 CASCADE WAY - UAR 3-26-24 revised
8. Ex E - Legal Notice 2126 Cascade Way ADU SPU
9. Ex F - Aerial Image



STAFF REPORT
to the
LONGVIEW APPEAL BOARD OF ADJUSTMENT

PRESENTED BY: McAllister Kosar, Planner

HEARING DATE: April 9, 2024

APPLICATION NO.: ABA 2024-3

APPLICANT: James Lasko

PROPERTY OWNER: James Lasko

REQUEST: Special Property Use Permit in accordance with LMC § 19.22.025 to establish a detached accessory dwelling unit.

LOCATION: 2126 Cascade Way, Parcel number involved: 05200

ASSOCIATED CASES: N/A

ZONING DISTRICT: R-1 Residential District

BACKGROUND AND PROPOSAL

The property owner of 2126 Cascade Way proposes to establish a detached accessory dwelling unit (ADU) on their property [Exhibit A Application and Exhibit B site plan]. The lot is ~34,000 Sqf and approximately 245 feet wide along Cascade Way. The proposal is to make use of the accessory garage and create an ADU. Accessory dwelling units, sometimes referred to as mother-in-law apartments, are allowed in all residential zones, however, detached units are permitted as a Special Property Use. The unit may share utilities with the home or construct separate utilities. The proposed layout for the ADU includes 1,020 sqf of living, 2 beds, 1 bath.

As part of the permit process, the owners will be asked to sign an affidavit stating their agreement to use the property only in accordance with the requirements of 19.22.025 of the

Longview Municipal Code, which requires the owner of the property to reside in either the ADU or the principal home.

Neighboring land-uses include:

North – single family residences.

South – single family residences.

East – single family residences.

West – single family residences.

The Comprehensive Plan classification for the site is Low Density Residential.

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

The property was posted with a notice of public hearing announcing the proposed special property use application. Legal notice of the public hearing appeared in the Longview Daily News. No comments have been provided as of the date of this report.

SEPA DETERMINATION

Not required.

CRITICAL AREA ORDINANCE REQUIREMENTS

None.

APPLICABLE CODE SECTIONS

Section 19.22.025(8)(a) of the Longview Municipal Code (LMC) requires the land use proposed to receive approval via a public hearing process, and the issuance of a Special Property Use Permit by the Appeal Board of Adjustment. The specific code citations are listed below.

19.22.025 Accessory dwelling units.

(7) Standards for Detached ADUs. In the event that the appeal board of adjustment grants a special property use permit for the construction of a detached ADU (i.e., an ADU that is not added to or created within the single-family dwelling) in accordance with LMC 19.12.055, all of the provisions of this chapter shall be applicable thereto. In addition, the following provisions shall be applicable to such detached ADUs:

(a) Landscaping may be provided for the privacy and screening of adjacent properties. Tall vegetative landscaping may be required between any windows or decks facing adjacent residential properties.

(b) Two-story, detached accessory dwelling units may be designed to protect the privacy of adjacent residential uses.

(c) Detached accessory dwelling units are not permitted in townhouse, zero lot line detached housing, or attached zero lot line housing developments. (c) The lot or tract of land upon which such ADU is to be constructed has no direct access to an alley or any street other than the street upon which the single-family dwelling to which the ADU is accessory fronts;

(8) Special Property Use Hearings.

(a) All proposed detached ADUs shall require a special property use permit be granted by the appeal board of adjustment with consideration of impacts to privacy of neighboring properties. Where practical, locate and design the ADU to minimize disruption of privacy and outdoor activities on adjacent properties. Strategies to accomplish this include, but are not limited to: window staggering, entries face away, no overlooking decks, landscaping.

(b) In its consideration of an application, the board shall evaluate:

(i) Compliance with subsections (8)(a) and (b) of this section.

(ii) Window locations.

(iii) Impacts from shading of neighboring properties, specifically solar access and impacts to existing solar collection systems, photo-voltaic or solar heating.

19.12.055 Special property use – Detached accessory dwelling units (ADU).

Subject to the provisions of LMC [19.12.050](#), and in accordance with Chapter [19.22](#) LMC, the appeal board of adjustment may grant a special property use permit for the construction of a detached accessory dwelling unit (ADU). (Ord. 3122 § 9, 2010; Ord. 2591 § 3, 1995).

LMC § 19.12.050 Power of Board – Special Property Use

1. Recognizing that there are certain uses of property that may or may not be detrimental to the public health, safety, morals and general welfare, depending upon the facts in each particular case, a limited power to issue special permits for such uses is vested, by special mention in this title, in the board.
2. The board shall have an exercise original jurisdiction in receiving, granting or denying all applications for such special property uses as are provided for in this title and shall have the power to place in such permits, conditions or limitations in its judgment required to secure adequate protection to the zone or locality in which such use is to be permitted. No special permit shall be issued by the board until after public hearing, as hereinafter provided, and until after the building official has found that all other provisions of this code, with which compliance is required, have been fulfilled.

3. No such special property use permit shall be granted by the board unless it finds:
- (a) That the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare;
 - (b) In making such determination the board shall be guided by the following considerations and standards:
 - (i) That the use will not be detrimental to the character and use of adjoining buildings and those in the vicinity,
 - (ii) That the use will not create a hazard in the immediate area either for pedestrian or vehicular traffic,
 - (iii) That adequate ingress and egress will be available for fire and other vehicular emergency equipment,
 - (iv) That adequate off-street parking will be provided to prevent congestion of public streets [LMC 19.12.050].

LMC §19.12.120 Special Property Use Permits – Time Limitation

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

STAFF DISCUSSION

The City's Community Development and Public Works Departments have reviewed the proposed special property use permit for a detached ADU at 2703 Maple St. The property is zoned low density residential and would allow an ADU. The proposed ADU size fits within the 300 minimum sf, 1500 maximum sf threshold. Parking will be available at the garage, driveway, and Maple Street. Utilities are adequate for the proposed. Fire will require addressing at the street indicating an ADU is behind the home.

STAFF ANALYSIS

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

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

Given the size, shape and location of the subject property, the proposed detached accessory dwelling unit meets the standards of the zoning ordinance and will not be detrimental to the character or use of adjoining properties.

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

The detached ADU will use driveway and existing parking areas shown in the overview of the site in Exhibit F.

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

The detached ADU will be accessible by driveway.

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

The detached ADU will be able to make use of the driveway and existing parking and serve as regular residential usage of the public streets.

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

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

Adding an additional dwelling unit to a lot in a single-family neighborhood is permitted under the provision of 19.22.025, subject to requirements of the chapter.

The City's comprehensive plan section 3-26 recommends accessory dwelling units as a strategy for affordable housing and section 3-28 notes: "Accessory units are particularly suited to and affordable for elderly persons, college students, and lower income persons. Some communities allow accessory units specifically to address the needs of aging parents to be near their children", and "accessory units are often viewed as a more acceptable method of increasing density and land efficiency in single-family neighborhoods than would be the siting of a few large apartment complexes."

As of this writing, staff have not received any written comments regarding this proposal as a result of the notice of public hearing that was mailed to all adjoining or adjacent property owners, or the public notice posting or legal ads published in the newspaper.

STAFF FINDINGS

1. The use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare.
2. The R-1 District permits the proposed use subject to a granting of a Special Property Use Permit by the Longview Appeal Board of Adjustment.
3. The use as proposed meets the criteria found in LMC §19.22.025 and the standards for residential zones under 19.20

RECOMMENDATION

Staff recommends that the Appeal Board of Adjustment grant a Special Property Use Permit for the establishment of a detached accessory dwelling unit in the R-1 District, at 2126 Cascade Way.

EXHIBITS

- A. Special Property Use Permit application
- B. Applicant site plan
- C. Notice to Neighbors
- D. Utility Availability Request
- E. Legal Notice of Public Hearing
- F. Aerial Image

Staff Report Date: Monday, April 01, 2024



Special Property Use Permit Application to the Appeal Board of Adjustment

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

Special Property Use Permit Application To the Appeal Board of Adjustment

LMC 19.12

Case Number: ABA 2024-3

Related Case Number: _____

THIS SECTION FOR OFFICE USE ONLY:



APPLICATION AND AUTHORIZING SIGNATURES

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

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

Property Owner: JAMES LASKO Phone: 360-430-9085
(Print All Information)

Mailing Address: 2126 CASCADE WAY Fax: _____
(Street or PO Box)

City: LONGVIEW State: WA Zip: 98632

Property Owner: SAME Phone: _____

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

City: _____ State: _____ Zip: _____

Applicant: SAME Phone: _____
(Print All Information)

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

City: _____ State: _____ Zip: _____

Relationship to Property Owner: _____

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

Briefly describe the proposed project (land use) and/or type of business you wish to conduct: _____

CONVERT GARAGE TO ADU

Address of Property: 2126 CASCADE WAY Parcel No. _____

Comprehensive Plan Designation: LOW DENSITY RESIDENTIAL Zoning District: R1

Current Use of Property: SINGLE HOME (FAMILY)

Gross land area of the site to be developed: 0 Square Feet _____ Acres

Net land area (gross land area minus land dedicated for public purposes): _____

Describe any existing structures on the site: SINGLE FAMILY HOME, NON-ATTACHED GARAGE

Number and surface type of all existing driveways at the site: 2 DRIVEWAYS, 1 CONCRETE, 1 ASPHALT

Number, type and dimensions of existing signage at the site: 0

Describe signage proposed for the land use requested: NA

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

North: _____ Current Land Uses: SFR

South: _____ Current Land Uses: SFR

East: _____ Current Land Uses: SFR

West: _____ Current Land Uses: SFR

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

Describe any private wells, septic tanks, drain fields, etc. located on the site: NA

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

Proposed hours of operation: NA

Describe how parking will be accommodated for the proposed use: EXISTING

Describe how the proposed use will impact traffic circulation: MINIMAL

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

Will the proposed land use:

- a) Require removal or demolition of any existing structure(s)?
- b) Affect historic structures or historically significant features?
- c) Require a Variance from a development standard?
- d) Involve fill or removal of contaminated soils or hazardous materials?
- e) Involve grading/fill over an existing public storm drain, sanitary sewer or water line?
- f) Involve land that has a slope of 15% or greater?
- g) Require an Environmental Checklist be submitted and reviewed under the SEPA Rules (WAC 197-11)?
- h) Be located within 300 feet of a shoreline?

Yes	_____	No	<u>✓</u>
Yes	_____	No	<u>✓</u>
Yes	_____	No	<u>✓</u>
Yes	_____	No	<u>✓</u>
Yes	_____	No	<u>✓</u>
Yes	_____	No	<u>✓</u>
Yes	_____	No	<u>✓</u>
Yes	_____	No	<u>✓</u>

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

SPECIAL PROPERTY USE PERMIT REVIEW CRITERIA AND DEVELOPMENT STANDARDS

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

Criteria reviewed by the Appeal Board of Adjustment include:

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

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

FILING FEES:

Public Hearing Fee: Per LMC 19.06.060

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

Total Fees: _____

Comments: _____

LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled: Date: 4/9/244:30 PM

Comments: _____

FOR STAFF USE ONLY:

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

Comments: _____

NOTES TO APPLICANT/OWNER:

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

Comments: _____

SIGNATURES:

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

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

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

Signature of Property Owner: _____

Date: _____

Signature of Property Owner: _____

Date: _____

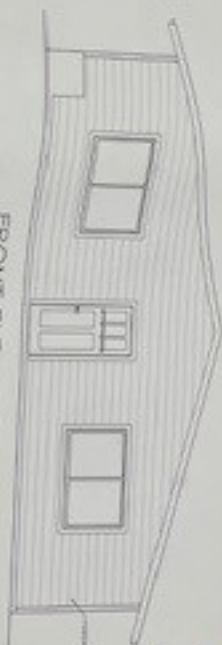
Signature of Applicant: _____

Date: _____

(If different than property owner)



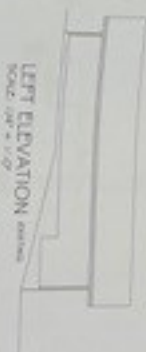
FRONT ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"



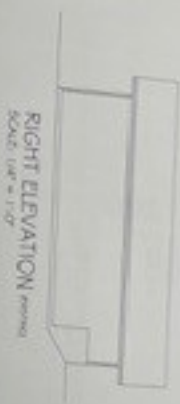
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"



LASKO ADU

PROJECT: 2126 CASCADE WAY LONGVIEW, WA 98632

SHEET NO.

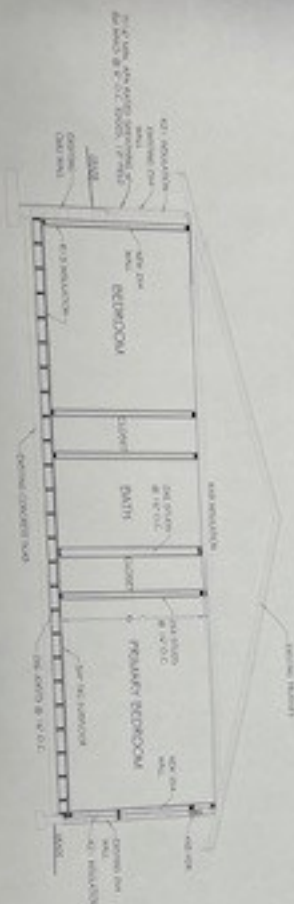
CONTRACTOR RESPONSIBLE TO INSPECT

1

SECTION A-A
SCALE: 1/4" = 1'-0"



SECTION B-B
SCALE: 1/4" = 1'-0"



LASKO ADU

2124 CASCADE WAY, LONGVIEW, WA 98632

PROJECT
ADDRESS

SHEET NO.

4

CONTRACTOR RESPONSIBLE TO INSPECT
PLANS FOR ERRORS AND OMISSIONS



March 20, 2024

NOTICE OF PUBLIC HEARING

Longview Appeal Board of Adjustment

4:30 P.M. Tuesday, April 9th, 2024, for a ‘hybrid’ in-person or virtual meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/81922908550>

Or phone in for audio only: (253) 215 8782 or (408) 638 0968

Webinar ID: 819 2290 8550

Case No: ABA 2024-3

Applicant: James Lasko, Property Owner

Location: 2126 Cascade Way, Parcel 05200, City of Longview, WA 98632

Request: **Special Property Use permit (SPU) in accordance with LMC 19.12.050 & LMC 19.22.025 to convert additional garage to Accessory Dwelling Unit (ADU).**

Why You Are Receiving This Notice: You own real property located adjacent to or abutting the property affected by the Special Property Use request. The Longview Municipal Code requires all property owners owning real property located adjacent to or abutting a land use proposal subject to a public hearing to be notified of the proposal and of the hearing date, place, and time. Contact: McAllister Kosar, Planner 360-442-5083

Copies of the associated documents are available for review online at mylongview.com under ‘Agendas & Minutes’ one week in advance of the Public Hearing.

Comments: If you would like to provide comments in writing on this proposal, please submit them **no later than 4:00 p.m. Tuesday, April 9th, 2024**, to the City of Longview Community Development Department, PO Box 128, Longview, WA 98632, **ATTN: McAllister Kosar, Planner**. For electronic comments, provide your comments along with full name, address, and contact information to mcallister.kosar@ci.longview.wa.us **RE: ABA 2024-3**

Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for 4:30 P.M. Tuesday, April 9th, 2024, either in-person at Longview City Hall Council Chambers, 1525 Broadway Street, OR on the virtual meeting platform Zoom (online or phone-in).

Please contact the City Clerk’s Office at 360-442-5041 with any accessibility requests.

Location 2126 Cascade Way:



Notice filed by:
McAllister Kosar, Planner
Community Development Department, City of Longview

UTILITY AVAILABILITY REQUEST

SECTION 1. GENERAL INFORMATION

Date of Request

3-19-24

Project Description

CONVERT AN EXISTING GARAGE TO AN ADU. GARAGE IS A DETACHED STRUCTURE, SEPARATED FROM AN EXISTING SFR.

Requestor Name, Address, Telephone Number JAMES LASKI, 2126 CASCADE WAY, LONGVIEW, WA 98632; 360-430-9085

SECTION 2. TYPE OF FACILITY (Check One)

☐ Single Family ☐ Irrigation Only ☐ Private Fire ☐ Duplex ☐ Triplex ☐ Four-Plex ☒ Other: ADU

Project Location/City Limits

☒ Inside

☐ Outside

If parcel is OUTSIDE the City Limits,
is it adjacent to a City Boundary?

N / A

☐ NO

☐ YES

NEW Service Requested

☐ Water

N / A

☐ Sewer

Site Address and Parcel Number: 2126 CASCADE WAY;
PARCEL NO. 05200

Additional Information (Plot plan required to determine availability)

THE EXISTING 3/4" WATER METER AND EXISTING SEWER CONNECTION ARE ADEQUATE TO SERVE THE PROPOSED ADU. PLEASE NOTE THAT SHOULD THE EXISTING PARCEL BE DIVIDED IN FUTURE AND THE ADU SOLD, SEPARATE WATER AND SEWER CONNECTIONS WOULD BE REQUIRED UNDER THE EXISTING LMCs.

SECTION 3. WATER SERVICE *Size of Meter Required* EXISTING - SEE ATTACHED SITE SKETCH

Std Residential 3/4-Inch Meter

Other Meter Size or Volume Required (Fill In)

SECTION 4. SEWER SERVICE EXISTING - SEE ATTACHED SITE SKETCH

Number of Connections Needed:

N / A

Size of Service (6-inch minimum standard):

N / A

Volume of Sewer Discharge
(Industrial Only):

N / A

SECTION 5. AVAILABILITY NOTIFICATION RECIPIENTS

☒ City of Longview ☐ Cowlitz County ☐ Property Owner ☐ Lender _____
(Name and Address)

The undersigned acknowledges that the provision of City Utilities is subject to conditions that will be identified in the availability notification letter and/or any subsequent permit issued at the time connection made to the utility system.

Signature _____

Date _____

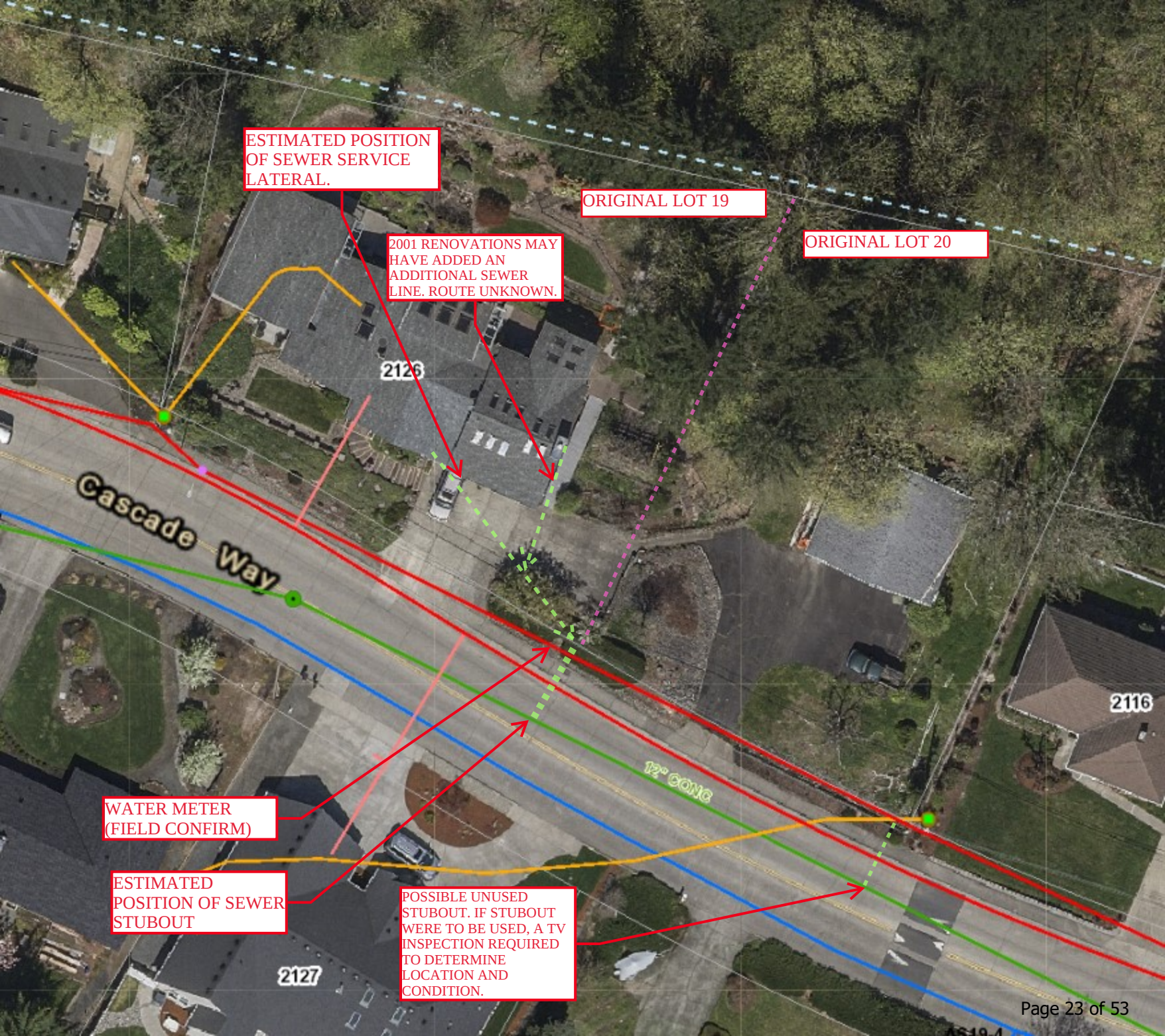
-----CITY USE ONLY-----

Staff Signature

Date

Letter Processed.

Date



ESTIMATED POSITION
OF SEWER SERVICE
LATERAL.

ORIGINAL LOT 19

ORIGINAL LOT 20

2001 RENOVATIONS MAY
HAVE ADDED AN
ADDITIONAL SEWER
LINE. ROUTE UNKNOWN.

2126

Cascade Way

12" CONC

2116

WATER METER
(FIELD CONFIRM)

ESTIMATED
POSITION OF SEWER
STUBOUT

POSSIBLE UNUSED
STUBOUT. IF STUBOUT
WERE TO BE USED, A TV
INSPECTION REQUIRED
TO DETERMINE
LOCATION AND
CONDITION.

2127

UB acct #21-25-0358-12

NameJESSIE LASKO

Service location2126 CASCADE WAY
LONGVIEW WA 98632

Statusa

Balance0.00

Group on account0.00

accounts1

Date

Amount

Last billed02/28/2024

314.72

Last payment03/12/2024

314.72

Last penalty

0.00

Last bill print02/29/2024

Current balance0.00

Previous balance0.00

Total balance0.00

Current due date

Filter

Svc Type	Fee Description	Units	Start Date	End Date	Balance Due	One-Time
sew-wa	ressew	Sewer - Residential Base Charge	1		0.00	
	Winter avg	9				
sew-wa	sewcon	Sewer - Residential Consumption	1		0.00	
	Winter avg	9				

MainHistoryUtility Inventory and RoutesConsumption

UB acct #21-25-0358-12

NameJESSIE LASKO

Service location2126 CASCADE WAY
LONGVIEW WA 98632

Statusa

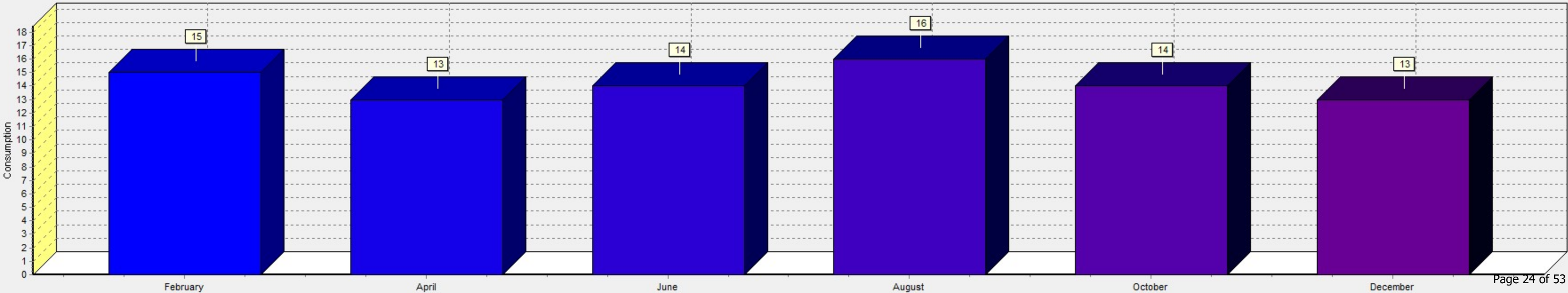
Balance0.00

Group on account0.00

accounts1

Year	February	April	June	August	October	December	Total
Location : 2126 CASCADE WAY (Water)							
Average	15	13	14	16	14	13	
2024	12						12
2023	9	8	17	17	13	9	73
2022	8	8	9	27	15	8	75
2021	12	11	12	16	10	10	71
2020	15	9	11	18	13	14	80
2019	13	11	13	19	15	13	84
2018	12	9	15	8	8	6	58
2017	17	15	14	12	8	13	79

Consumption Usage



Customer Ad Proof

162-60001284		CITY OF LONGVIEW - LEGAL		Order Nbr 62263	
Publication		Daily News			
Contact	CITY OF LONGVIEW - LEGAL		PO Number		
Address 1	PO BOX 128		Rate	Legals	
Address 2			Order Price	384.00	
City St Zip	LONGVIEW WA 98632		Amount Paid	0.00	
Phone	3604425041		Amount Due	384.00	
Fax	3604425951				
Section	Legals		Start/End Dates	03/28/2024 - 04/04/2024	
SubSection			Insertions	2	
Category	0599 Legals		Size	56	
Ad Key	62263-1		Salesperson(s)	Legals Rep	
Keywords	2126 Cascade Way ADU SPU		Taken By	Joann Nunez	
Notes					
Ad Proof		NOTICE OF PUBLIC HEARING Longview Appeal Board of Adjust- ment 4:30 P.M. Tuesday, April 9th, 2024, for a 'hybrid' in-person or virtual meeting. Join Zoom Meeting https://us02web.zoom.us/j/81922908550 Or phone in for audio only: (253) 215 8782 or (408) 638 0968 Webinar ID: 819 2290 8550 Case No: ABA 2024-3 Applicant: James Lasko, Property Owner Location: 2126 Cascade Way, Parcel 05200, Longview, WA 98632. Request: Special Property Use permit (SPU) in accordance with LMC 19.12.050 & LMC 19.22.025 to convert additional garage to Detached Accessory Dwelling Unit (ADU). Copies of the associated docu- ments are available for review online at mylongview.com under 'Agendas & Minutes' one week in advance of the Public Hearing. Comments: If you would like to provide comments in writing on this proposal, please submit them no later than 4:00 p.m. Tuesday, April 9th, 2024, to the City of Longview Community Development Depart- ment, PO Box 128, Longview, WA 98632, ATTN: McAllister Kosar, Planner. For electronic comments, provide your comments along with full name, address, and contact information to mcallister.ko- sar@ci.longview.wa.us RE: ABA 2024-3 Public Hearing: You are invited to attend the Appeal Board of Adjust- ment public hearing scheduled for 4:30 P.M. Tuesday, April 9th, 2024, either in-person at Longview City Hall Council Chambers, 1525 Broadway Street, OR on the virtual meeting platform Zoom (online or phone-in). Please contact the City Clerk's Office at 360-442-5041 with any accessibility requests. 3/28, 4/4 62263			



2126

ade Way



City of Longview

Agenda Summary

ABA 2024-4 250 INDUSTRIAL WAY SPECIAL PROPERTY USE PERMIT FOR TOWER EXCEEDING 60 FEET

RECOMMENDED ACTION:

MOTION TO ACCEPT THE STAFF FINDINGS FOR ABA 2024-4 AND GRANT A SPECIAL PROPERTY USE PERMIT FOR THE PROPOSED STRUCTURE IN THE HEAVY INDUSTRIAL DISTRICT, AT 250 INDUSTRIAL WAY.

The City of Longview has received a Special Property Use permit application for a tower as part of the proposed PNW Hydrate and Quickline Terminal proposal. The proposal would make use of a 163-foot tower for operations.

Attachments:

1. Staff Report 2024-4 SPU for Tower Graymont
2. Ex A - 250 Industrial Way Longview_SPU Ltr_signed
3. Ex B - Notice to Adjacent Property Owners
4. Ex C - COL ABA 2024-4 Graymont SPU copy
5. Ex D - E 2024-1 DNS Graymont 250 Industrial Way



STAFF REPORT
to the
LONGVIEW APPEAL BOARD OF ADJUSTMENT

PRESENTED BY: McAllister Kosar, Planner

HEARING DATE: April 9, 2024

APPLICATION NO.: ABA 2024-4

APPLICANT: Hal Lee, Graymont

PROPERTY OWNER: Graymont Western US Inc.

REQUEST: Special Property Use permit to create a 163-foot tower in association with proposed PNW Hydrate and Quicklime Terminal in Heavy Industrial zone per LMC 19.58.030-1 (2) Towers and other structures essential for the operation of the business may exceed the height restrictions upon receiving a special property use permit per Chapter 19.12 LMC.

LOCATION: 250 Industrial Way, Parcel Number(s) 10135, 10138, 10141, 10142, 10144, and 1013901, Longview, WA 98632.

ASSOCIATED CASES: E 2023-18, E 2024-1

ZONING DISTRICT: Heavy Industrial (HI)

BACKGROUND AND PROPOSAL

Property owner Graymont Western US Inc. has undergone SEPA environmental review for initial site remediation under the Ecology Voluntary Cleanup Program and now seeks a Special Property Use permit for a 163-foot tower as part of the overall site development of 250 Industrial Way, a current brownfield site. Graymont seeks to remediate the property and then develop the site into the PNW Hydrate and Quicklime Terminal which would include a 163-foot tower on their property [Exhibit A Application and Exhibit B site plan]. The lot is ~8.9 acres.

Neighboring land-uses include:
North – BNSF Railway, Interfor US Inc.
South – Pacific Fibre Products Inc.
East – Industrial Warehousing.
West – Industrial Warehousing.

The Comprehensive Plan classification for the site is Heavy Industrial.

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

The property was posted with a notice of public hearing announcing the proposed special property use application. Legal notice of the public hearing appeared in the Longview Daily News. No comments have been provided as of the date of this report.

SEPA DETERMINATION

Determination of Non-Significance for remediation in E 2023-18. Determination of Non-Significance for site development E 2024-1.

CRITICAL AREA ORDINANCE REQUIREMENTS

None.

APPLICABLE CODE SECTIONS

Section 19.58 Table 19.58.030-1 Footnote 2 includes “Towers and other structures essential for the operation of the business may exceed the height restrictions upon receiving a special property use permit per Chapter 19.12 of the Longview Municipal Code (LMC) requires the land use proposed to receive approval via a public hearing process, and the issuance of a Special Property Use Permit by the Appeal Board of Adjustment. The specific code citations are listed below.

19.58.030 Dimensional standards.

Table 19.58.030-1 provides the density and dimensional standards for each zone. 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 19.58.030-1. Dimensional standards by zone.

<u>Standards</u>				
<u>Zoning District</u>				
	<u>LI-A</u>	<u>LI-B</u>	<u>HI</u>	<u>MU C/I</u>
<u>Minimum lot size in square feet</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>5,000</u>
<u>Minimum lot frontage/width in feet</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>40</u>
<u>Minimum front setback in feet</u>	<u>20</u>	<u>60</u>	<u>20</u>	<u>20</u>
<u>Rear yard setback in feet⁽¹⁾</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>10</u>
<u>Side yard setback in feet⁽¹⁾</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>
<u>Side yard setback – corner lot, street flanking in feet</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>
<u>Maximum building height in feet⁽²⁾</u>	<u>50, with no building over 4 stories</u>	<u>45, with no building over 3 stories</u>	<u>60, with no building over 6 stories</u>	<u>60, with no building over 6 stories</u>
<u>Maximum impervious area of lot</u>	<u>80%</u>	<u>80%</u>	<u>85%</u>	<u>85%</u>

(1) Where structures or portions of structures are adjacent to any residential zoning district, the minimum structural setback shall be 20 feet. Where structures are constructed over 25 feet in height, the setback of the structure from the adjacent property lines shall be increased by one foot for each additional foot in height above 25 feet in height of the proposed new structure and shall have screening in accordance with Chapter 19.55 LMC.

(2) Towers and other structures essential for the operation of the business may exceed the height restrictions upon receiving a special property use permit per Chapter 19.12 LMC.

(Ord. 3175 § 9, 2011).

LMC § 19.12.050 Power of Board – Special Property Use

1. Recognizing that there are certain uses of property that may or may not be detrimental to the public health, safety, morals and general welfare, depending upon the facts in each particular case, a limited power to issue special permits for such uses is vested, by special mention in this title, in the board.
2. The board shall have an exercise original jurisdiction in receiving, granting or denying all applications for such special property uses as are provided for in this title and shall have the power to place in such permits, conditions or limitations in its judgment required to secure adequate protection to the zone or locality in which such

use is to be permitted. No special permit shall be issued by the board until after public hearing, as hereinafter provided, and until after the building official has found that all other provisions of this code, with which compliance is required, have been fulfilled.

3. No such special property use permit shall be granted by the board unless it finds:
 - (a) That the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare;
 - (b) In making such determination the board shall be guided by the following considerations and standards:
 - (i) That the use will not be detrimental to the character and use of adjoining buildings and those in the vicinity,
 - (ii) That the use will not create a hazard in the immediate area either for pedestrian or vehicular traffic,
 - (iii) That adequate ingress and egress will be available for fire and other vehicular emergency equipment,
 - (iv) That adequate off-street parking will be provided to prevent congestion of public streets [LMC 19.12.050].

LMC §19.12.120 Special Property Use Permits – Time Limitation

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

STAFF DISCUSSION

The City's Community Development and Public Works Departments have reviewed the proposed special property use permit for a 163-foot tower. The property is zoned Heavy Industrial and would allow the proposed use, which as the use table's footnote includes, height restrictions may be exceeded with an SPU. The property is in an area of other Heavy Industrial uses making similar use of towers for operations. Building, Fire, Life and Safety elements would be further confirmed in the building permit review process by both departments.

STAFF ANALYSIS

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

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

Given the size, shape and location of the subject property, the proposed structure does not appear to be detrimental to the character or use of adjoining properties as those surrounding also make similar use of towers and Heavy Industrial operations.

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

The proposal will make use of access at Industrial Way as well as the BNSF Railway for the proposal. As other Heavy Industrial uses make use of similar practices and have requirements for making use of the rail and roads for safe handling of the materials, the use does not appear to create a hazard in the immediate area either for pedestrian or vehicular traffic. Proper containment of materials will be reviewed by the Fire Marshal and Building Official during Building Permit Plan review.

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

The proposal will make use of access at Industrial Way as well as the BNSF Railway for the proposal. As other Heavy Industrial uses make use of similar practices and have requirements for making use of the rail and roads for safe handling of the materials, the use does not appear to create a hazard in the immediate area either for pedestrian or vehicular traffic. Proper containment of materials will be reviewed by the Fire Marshal and Building Official during Building Permit Plan review.

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

The Preliminary Site Plan meets the minimum needed off-street parking and will be further confirmed with Building Permit Plan review.

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

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

The proposal will make use of access at Industrial Way as well as the BNSF Railway for the proposal. As other Heavy Industrial uses make use of similar practices and have requirements for making use of the rail and roads for safe handling of the materials, the use does not appear to create a hazard in the immediate area either for pedestrian or vehicular traffic. Building, Fire, Life and Safety elements would be further confirmed in the building permit review process by both Community Development and Public Works departments. Proper containment of materials will be reviewed by the Fire Marshal and Building Official during Building Permit Plan review.

As of this writing, staff have not received any written comments regarding this proposal as a result of the notice of public hearing that was mailed to all adjoining or adjacent property owners, or the public notice posting or legal ads published in the newspaper.

STAFF FINDINGS

1. The use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare.
2. The Heavy Industrial District permits the proposed structure subject to a granting of a Special Property Use Permit by the Longview Appeal Board of Adjustment.
3. The use as proposed meets the criteria in LMC 19.12.050

RECOMMENDATION

Staff recommends that the Appeal Board of Adjustment grant a Special Property Use Permit for the proposed structure in the Heavy Industrial District, at 250 Industrial Way.

EXHIBITS

- A. Special Property Use Permit Application & Narrative
- B. Notice to Neighbors
- C. Legal Notice of Public Hearing'
- D. SEPA DNS

Staff Report Date: Monday, April 01, 2024



March 13, 2024

McAllister Kosar
Planning Division
City of Longview
1525 Broadway
Longview, Washington 98632

**RE: SPECIAL PROPERTY USE PERMIT APPLICATION
PNW HYDRATE AND QUICKLIME TERMINAL
250 INDUSTRIAL WAY
LONGVIEW, WASHINGTON
FARALLON PN: 2426-003**

Dear McAllister Kosar:

Farallon Consulting, L.L.C. (Farallon) has prepared this letter on behalf of Graymont Western US Inc. (Graymont) to provide supporting information for the attached Special Property Use (SPU) Permit Application for the proposed PNW Hydrate and Quicklime Terminal at 250 Industrial Way in Longview, Washington (herein referred to as the Property). The planned PNW Hydrate and Quicklime Terminal development at the Property includes construction of a rail-to-truck hydrate and quicklime terminal, which will include rail tracks for railcar storage, an unloading pit to unload railcars, four loadout silos, two storage pads for pallet storage, an access road for traffic, and an asphalt paved parking lot. The redevelopment includes construction of an approximately 163-foot tower that requires an SPU Permit.

The proposed project includes revitalization of a vacant brownfield property, including performing a permanent cleanup action through the Washington State Department of Ecology's Voluntary Cleanup Program. The proposed project is aligned with the Property zoning as heavy industrial and surrounding property uses, which consist of industrial and commercial uses. The building design is aligned with municipal code requirements and performance standards, with exception to the planned construction of an approximately 163-foot tower. The development includes construction of four silos, which are filled using a bucket elevator that transports materials from rail cars to the silos. The construction of the 163-foot tower is critical to the development because it provides access to the elevator and silos. Conceptual plans showing the proposed construction and tower design are included in Attachment A.



The proposed project will economically benefit the City of Longview and includes capital investment of over \$30 million for the redevelopment. The PNW Hydrate and Quicklime Terminal will provide approximately eight full-time jobs and support the existing rail infrastructure in the project vicinity. Graymont's mission is to contribute to a decarbonized world by providing essential lime and limestone solutions. The proposed project supports this mission by handling and distributing products that provide essential solutions to pressing environmental needs. Furthermore, the overall project will materially improve the aesthetics and use of the Property.

Sincerely,

Farallon Consulting, L.L.C.

Sarah Snyder, L.G.
Senior Geologist

Pete Kingston, L.G.
Principal Geologist

Attachments: Attachment A, Conceptual Plans
Attachment B, SPU Permit Application

cc: Hal Lee, Graymont
Paul Mousavi, Graymont

SS/PK:mbg

**ATTACHMENT A
CONCEPTUAL PLANS**

SPECIAL PROPERTY USE PERMIT APPLICATION
PNW Hydrate and Quicklime Terminal
250 Industrial Way
Longview, Washington

Farallon PN: 2426-003



Figure 1: Conceptual Facility Plan – 250 Industrial Way, Longview, Washington

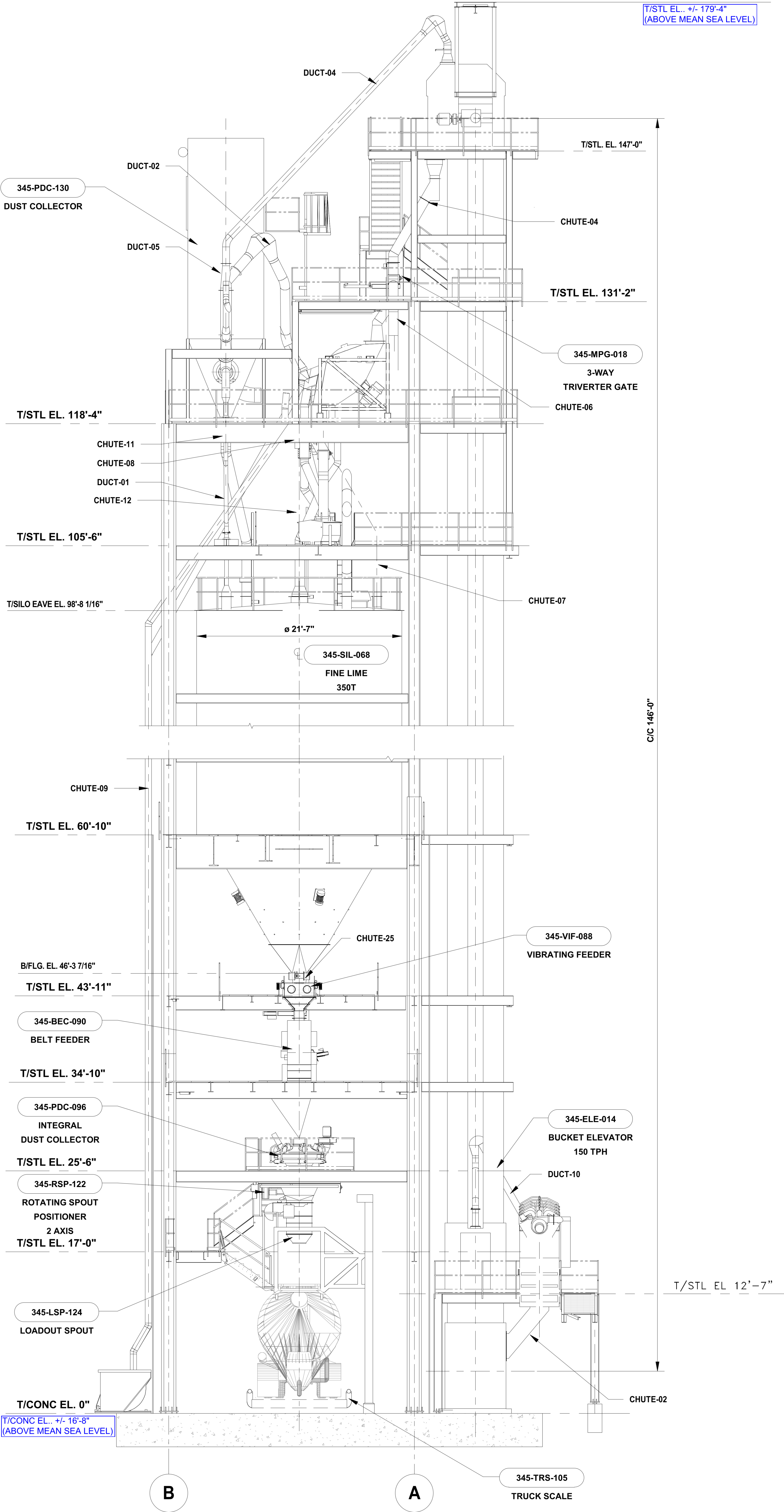


Figure 2: Example Facility Design – Graymont Lamont Terminal, Alberta, Canada



Figure 3: Example Facility Design – Graymont Lamont Terminal, Alberta, Canada

T/STL EL., +/- 179'-4"
(ABOVE MEAN SEA LEVEL)



ATTACHMENT B
SPU PERMIT APPLICATION

SPECIAL PROPERTY USE PERMIT APPLICATION
PNW Hydrate and Quicklime Terminal
250 Industrial Way
Longview, Washington

Farallon PN: 2426-003



Special Property Use Permit Application to the Appeal Board of Adjustment

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

Special Property Use Permit Application To the Appeal Board of Adjustment

LMC 19.12

Case Number: _____

Related Case Number: _____

THIS SECTION FOR OFFICE USE ONLY:

APPLICATION AND AUTHORIZING SIGNATURES

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

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

Property Owner: Graymont Western US Inc. _____ Phone: 801-598-6731 _____
(Print All Information)

Mailing Address: 200 10991 Shellbridge Way _____ Fax: _____
(Street or PO Box)

City: Richmond _____ State: BC _____ Zip: V6X 3C6 _____

Property Owner: _____ Phone: _____

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

City: _____ State: _____ Zip: _____

Applicant: Hal Lee _____ Phone: 801-598-6731 _____
(Print All Information)

Mailing Address: 585 West Southridge Way _____ Email: hlee@graymont.com _____
(Street or PO Box)

City: Sandy _____ State: UT _____ Zip: 84070 _____

Relationship to Property Owner: Environmental Strategy and Carbon Permitting Manager

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

Briefly describe the proposed project (land use) and/or type of business you wish to conduct: Redevelopment of the property as the PNW Hydrate and Quicklime Terminal. The planned future redevelopment includes construction of a rail to truck hydrate and quicklime terminal, which will include rail tracks for railcar storage, and unloading pit to unload railcars, four loadout silos, two storage pads for pallet storage, an access road for traffic, and an asphalt paved parking lot.

Cleanup action excavations are planned for the southeastern area of the Property, which will remove petroleum-contaminated soil exceeding the site-specific remediation level of 25,000 milligrams per kilogram. The cleanup action excavations will be completed during March and April 2024, prior to property redevelopment. Petroleum-contaminated soil less than the site-specific remediation level will remain in-place proximate to the excavations within the southeastern area of the Property. The remaining petroleum-contaminated soil is planned to remain in-place and will be capped with an asphalt parking lot following redevelopment. The redevelopment proposal does not include any new environmental health hazards. The Washington State Department of Ecology approved the cleanup action in their letter regarding the Opinion on Proposed Cleanup dated September 5, 2023. A SEPA checklist specific to the environmental cleanup action was submitted to the City of Longview. The City of Longview released a determination of non-significance on November 28, 2023.

Address of Property: 250 Industrial Way Parcel No. 10135, 10138, 10141, 10142, 10144, and 1013901

Comprehensive Plan Designation: Heavy Industrial Zoning District: HI

Current Use of Property: The property is currently vacant.

Gross land area of the site to be developed: 374,180 Square Feet 8.59 Acres

Net land area (gross land area minus land dedicated for public purposes): 8.59 acres

Describe any existing structures on the site: NA - The property is current vacant

Number and surface type of all existing driveways at the site: 1 – gravel entrance

Number, type and dimensions of existing signage at the site: NA – the property is currently vacant

Describe signage proposed for the land use requested: Signage identifying the property as a Graymont Lime Terminal

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

North: HI Current Land Uses: Undeveloped land/Industrial

South: HI Current Land Uses: Industrial

East: HI _____ Current Land Uses: Industrial _____

West: LI-A _____ Current Land Uses: Industrial _____

Describe any Critical Areas identified on or located within 300 feet of the site: A small area of ponded water is in the center of the Property and is a seasonal feature. A Critical Areas Feasibility Assessment was completed in May 2022 and confirmed that this area is a feature that was created following demolition of the previous structures on the Property between 2000 and 2003 and not a natural feature or wetland (Grette Associates 2022).

Describe any private wells, septic tanks, drain fields, etc. located on the site: The property contains groundwater monitoring wells. No other private wells, septic tanks, or drain fields exist at the property.

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

Proposed hours of operation: 7AM to 5PM

Describe how parking will be accommodated for the proposed use: The facility will include an on-site parking lot for facility personnel and visitors.

Describe how the proposed use will impact traffic circulation: Following redevelopment, truck traffic will increase through normal operation of the PNW Hydrate and Quicklime Terminal which will be similar to surrounding industrial uses.

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

Will the proposed land use:

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

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

SPECIAL PROPERTY USE PERMIT REVIEW CRITERIA AND DEVELOPMENT STANDARDS

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

Criteria reviewed by the Appeal Board of Adjustment include:

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

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

FILING FEES:

Public Hearing Fee: [Per LMC 19.06.060](#)

SEPA Review Fee(if applicable): [Per LMC 17.02.070](#)

Total Fees:..... _____

Comments: _____

LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled: Date: _____ 4:30 PM

Comments: _____

FOR STAFF USE ONLY:

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

Comments: _____

NOTES TO APPLICANT/OWNER:

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

Comments: _____

SIGNATURES:

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

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

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

Signature of Property Owner: Hal Lee Date: 15 MAR 24

Signature of Property Owner: _____ Date: _____

Signature of Applicant: _____ Date: _____

(If different than property owner)



NOTICE OF PUBLIC HEARING

Longview Appeal Board of Adjustment

4:30 P.M. Tuesday, April 9th, 2024, for a ‘hybrid’ in-person or virtual meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/81922908550>

Or phone in for audio only: (253) 215 8782 or (408) 638 0968

Webinar ID: 819 2290 8550

Case No: ABA 2024-4

Applicant: Graymont, Hal Lee

Location: 250 Industrial Way, Parcel Number(s) 10135, 10138, 10141, 10142, 10144, and 1013901, Longview, WA 98632.

Request: **Special Property Use permit to create a 163-foot tower in association with proposed PNW Hydrate and Quicklime Terminal in Heavy Industrial zone per LMC 19.58.030-1 (2) Towers and other structures essential for the operation of the business may exceed the height restrictions upon receiving a special property use permit per Chapter 19.12 LMC.**

Why You Are Receiving This Notice: You own real property located adjacent to or abutting the property affected by the Special Property Use request. The Longview Municipal Code requires all property owners owning real property located adjacent to or abutting a land use proposal subject to a public hearing to be notified of the proposal and of the hearing date, place, and time. Contact: McAllister Kosar, Planner 360-442-5083

Copies of the associated documents are available for review online at mylongview.com under ‘Agendas & Minutes’ one week in advance of the Public Hearing.

Comments: If you would like to provide comments in writing on this proposal, please submit them **no later than 4:00 p.m. Tuesday, April 8th, 2024**, to the City of Longview Community Development Department, PO Box 128, Longview, WA 98632, **ATTN: McAllister Kosar, Planner.** For electronic comments, provide your comments along with full name, address and contact information to mcallister.kosar@ci.longview.wa.us **RE: ABA 2024-4**

Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for 4:30 P.M. Tuesday, April 9th, 2024, either in-person at Longview City Hall

Council Chambers, 1525 Broadway Street, OR on the virtual meeting platform Zoom (online or phone-in).

Please contact the City Clerk's Office at 360-442-5041 with any accessibility requests.



Figure 1: Conceptual Facility Plan – 250 Industrial Way, Longview, Washington

Customer Ad Proof

162-60001284

CITY OF LONGVIEW - LEGAL

Order Nbr 62264

Publication	Daily News		
Contact	CITY OF LONGVIEW - LEGAL	PO Number	
Address 1	PO BOX 128	Rate	Legals
Address 2		Order Price	416.50
City St Zip	LONGVIEW WA 98632	Amount Paid	0.00
Phone	3604425041	Amount Due	416.50
Fax	3604425951		
Section	Legals	Start/End Dates	03/28/2024 - 04/04/2024
SubSection		Insertions	2
Category	0599 Legals	Size	61
Ad Key	62264-1	Salesperson(s)	Legals Rep
Keywords	COL ABA 2024-4 Graymont SPU	Taken By	Joann Nunez
Notes			

Ad Proof

NOTICE OF PUBLIC HEARING
Longview Appeal Board of Adjust-
ment
4:30 P.M. Tuesday, April 9th, 2024,
for a 'hybrid' in-person or virtual
meeting.
Join Zoom Meeting
<https://us02web.zoom.us/j/81922908550>
Or phone in for audio only: (253)
215 8782 or (408) 638 0968
Webinar ID: 819 2290 8550
Case No: ABA 2024-4
Applicant: Graymont, Hal Lee
Location: 250 Industrial Way, Par-
cel Number(s) 10135, 10138,
10141, 10142, 10144, and
1013901, Longview, WA 98632.
Request: Special Property Use
permit to create a 163-foot tower in
association with proposed PNW
Hydrate and Quicklime Terminal in
Heavy Industrial zone per LMC
19.58.030-1 (2) Towers and other
structures essential for the opera-
tion of the business may exceed the
height restrictions upon receiving a
special property use permit per
Chapter 19.12 LMC.
Copies of the associated docu-
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Comments: If you would like to
provide comments in writing on this
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later than 4:00 p.m. Tuesday, April
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Community Development Depart-
ment, PO Box 128, Longview, WA
98632, ATTN: McAllister Kosar,
Planner. For electronic comments,
provide your comments along with
full name, address, and contact
information to mcallister.ko-sar@ci.longview.wa.us RE: ABA
2024-4
Public Hearing: You are invited to
attend the Appeal Board of Adjust-
ment public hearing scheduled for
4:30 P.M. Tuesday, April 9th, 2024,
either in-person at Longview City
Hall Council Chambers, 1525
Broadway Street, OR on the virtual
meeting platform Zoom (online or
phone-in).
Please contact the City Clerk's
Office at 360-442-5041 with any
accessibility requests.
3/28. 4/4 62264



April 2nd, 2024

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

From: Ann Rivers, Director of Community Development

Subject: SEPA Environmental Checklist Review – Application #E 2024-1

Project: E 2024-1– The redevelopment proposal for the property includes property clearing, removal of existing concrete pads and asphalt paving, grading, and development of the proposed PNW Hydrate and Quicklime Terminal. Approximately 3,900 cubic yards will be excavated and stockpiled from the detention pond. The project includes approximately 2,461 cubic yards of cut and 2,843 cubic yards of fill. The stockpiled soil from the detention pond excavation will be used as fill. Project includes installation of rail lines, roadways, a truck scale, a field office trailer, silos, and concrete and asphalt paving. Any groundwater that is encountered will be pumped, treated, and batch discharged to the sanitary sewer. Authorization for the discharge will be obtained from the Three Rivers Regional Wastewater Authority and City of Longview prior to release. Proposal also includes 163-foot tower subject to Special Property Use permit from City of Longview Appeal Board of Adjustment.

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

The SEPA Responsible Official has determined that this proposal will not likely have an adverse impact on the environment and has issued a DNS on this application. Please review the attached SEPA documents and provide your written comments to me no later than **6:00 p.m. April 18th, 2024.**

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

Thank you.

Attachments: SEPA Checklist, Site Plans.

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

Description of Proposal: **2024-1– The redevelopment proposal for the property includes property clearing, removal of existing concrete pads and asphalt paving, grading, and development of the proposed PNW Hydrate and Quicklime Terminal. Approximately 3,900 cubic yards will be excavated and stockpiled from the detention pond. The project includes approximately 2,461 cubic yards of cut and 2,843 cubic yards of fill. The stockpiled soil from the detention pond excavation will be used as fill. Project includes installation of rail lines, roadways, a truck scale, a field office trailer, silos, and concrete and asphalt paving. Any groundwater that is encountered will be pumped, treated, and batch discharged to the sanitary sewer. Authorization for the discharge will be obtained from the Three Rivers Regional Wastewater Authority and City of Longview prior to release. Heavy Industrial (HI).**

Proponents:	Farallon Consulting, L.L.C.,	Graymont Western US Inc.
	1809 7th Avenue, Suite 1111	200 10991 Shellbridge Way
	Seattle, WA 98101	Richmond, BC V6X3C6
	Phone: 717-395-0268	Phone: 801-598-6731

Location of Proposal, Including Street Address, if any: 250 Industrial Way, Parcel Number(s) 10135, 10138, 10141, 10142, 10144, and 1013901, Longview, WA 98632.

Lead Agency: City of Longview, Washington

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



The comment period for this DNS ends at 6:00 on April 18th, 2024.

Responsible Official: Ann Rivers

Position/Title: Community Development Director

Department: Community Development

Address: PO Box 128, Longview, WA 98632

Contact Person: McAllister Kosar, Planner

Phone: (360) 442-5083

Date: April 3rd, 2024

Signature: 