



# City of Longview

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

## Agenda

### Planning Commission

Wednesday, May 7, 2025

7:00 PM

City Hall

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

Please click the link below to join the webinar:

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

**Webinar ID: 823 4803 7864**

Telephone Options (dial any of the following numbers):

1-253-215-8782	1-346-248-7799	1-408-638-0968
1-669-900-6833	1-301-715-8592	1-312-626-6799
1-646-876-9923		

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

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**  
25-00423 Planning Commission meeting minutes of April 2, 2025
3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**
4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**
5. **PUBLIC HEARINGS**  
25-00424 PC 2025-1 3009 Columbia Heights Rezone  
25-00425 4511 Ocean Beach Hwy Comp Plan Admendment and Zoning Designation
6. **NON-PUBLIC HEARING ITEMS**
7. **OTHER BUSINESS**
8. **PLANNER'S REPORT**
9. **ADJOURNMENT**



# City of Longview

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## Minutes

### Agenda

### Planning Commission

Wednesday, April 2, 2025

7:00 PM

City Hall

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1. **ROLL CALL**

*Vice-Chair Leber called the meeting to order at 7:00 p.m.*

**Present:** Member Trey Davis, Member Jeff Rauth, Member Ramona Leber, Member Randy Knox, Member Jerry Stinger, Member Alison Moss

**Excused:** Chairman Craig Collins

**Staff Present:** Nick Little, Community Development Director; Irene Rutikanga, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

**25-00322 PC Minutes of March 5, 2025**

*A motion was made by Member Trey Davis, seconded by Member Jeff Rauth, to approve the minutes of March 5, 2025. The motion passed unanimously.*

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

*None at this time.*

4. **PUBLIC HEARINGS**

**25-00323 LMC Chapter 19.25 Multi-Unit Overlay Zone**

*Mr. Little reviewed the presentation. He provided updated zoning maps to the Commission members. The overlay zone can address a variety of issues and allow use modifications.*

*Vice-Chair Leber opened the public hearing.*

Hearing no speakers, Vice-Chair Leber closed the public hearing.

Vice-Chair Leber and Member Alison Moss suggested changing the wording in one line of the alley maintenance section to read: "If required, alley maintenance or upgrades shall extend ~~from~~ across the frontage of the proposed parking spaces to the nearest public right-of-way, as determined by the City Engineer".

A motion was made by Member Alison Moss, seconded by Member Trey Davis to recommend approval of the new Chapter 19.25 to the Longview Municipal Code, with the amendment under alley maintenance. The motion passed unanimously.

A motion was made by Member Trey Davis, seconded by Member Jerry Stinger to recommend approval of the amendment to the Comprehensive Plan map for portion of the Highlands Neighborhood to change from high density residential to medium density residential. The motion passed unanimously.

A motion was made by Member Trey Davis, seconded by Member Randy Knox to recommend approval of the amendment to the Zoning map for portions of the Highlands Neighborhood to be designated R-1 with the MUZO over said areas. The motion passed unanimously.

**25-00324 LMC Chapter 19.67 Short Subdivision and LMC Chapter 19.80 Subdivision Ordinance Updates**

Mr. Little presented the staff report.  
The scope of changes includes:

- Raising the maximum number of lots from 4 to 9
- Clarify requirements/timing
- Shared driveways
- Signature block for CED Director
- Update terminology
- Consistency across LMC

Vice-Chair Leber opened the public hearing.  
Hearing no speakers, Vice-Chair Leber closed the public hearing.

A motion was made by Member Alison Moss, seconded by Member Jeff Rauth, to recommend approval to City Council of the proposed amendments to LMC 19.67 and LMC 19.80. The motion passed unanimously.

**5. NON-PUBLIC HEARING ITEMS**

**25-00325 4511 Ocean Beach Hwy annexation comprehensive plan amendment**

Mr. Rutikanga gave the workshop presentation.  
The proposed annexation area is seeking a Comprehensive Plan amendment to High Density Residential from Community Commercial.  
It takes 10% of the property owners to initiate the annexation process, with 60% of the total land valuation of the area to approve it. One street-facing parcel is not included in the annexation by choice.

A motion was made by Member Alison Moss, seconded by Member Trey Davis to set a public hearing on the 4511 Ocean Beach Hwy comprehensive plan amendment for the regular Planning Commission meeting scheduled for May 7, 2025. The motion passed unanimously.

**Due to a Daily News error, Planning Commission needs to reset the public hearing for the**

**previously approved 3009 Columbia Heights rezone.**

A motion was made by Member Trey Davis, seconded by Member Jerry Stinger to set a public hearing for PC 2025-1 3009 Columbia Heights rezone for the regular Planning Commission meeting scheduled for May 7, 2025. The motion passed unanimously.

**6. PLANNER'S REPORT**

\* 3505 Oak St - proposed 72 unit mobile home park

\* Master Fee schedule amendments may have to go to public hearing with City Council again due to the Daily News error.

\* JH Kelly working on permitting for their 3rd Avenue expansion

\* Overlook - wanting to proceed in phases and are amending the plans to show that. Moving forward.

**7. OTHER BUSINESS**

Vice-Chair Leber provided an update on HB5206.

**8. ADJOURNMENT**

The next regular Planning Commission meeting is scheduled for May 7, 2025.

With no further business to discuss, Vice-Chair Leber adjourned the meeting at 8:17 p.m.

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Lisa Vertrees, Recorder



## Staff Report

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Staff Report Date: February 24, 2025

Property Owner: Darren Crookshanks

Applicant: Darren Crookshanks

Project Summary: The Applicant proposes to rezone two parcels at 3009 Columbia Heights Road to R-1 Low Density Residential, and amend the comprehensive plan designation from to Low Density Residential.

Location: 3009 Columbia Heights Rd. Parcel No 05360850 and 05360852

Acreage: ~.33 acres

Current Zoning: Neighborhood Commercial (NC)

Current Comp. Plan: Neighborhood Commercial/Convenience

Existing Land Use: Single Family dwelling, vacant

Surrounding Land Use: North: Residential  
South: Residential  
East: Columbia Heights Rd, residential  
West: Residential

Staff Recommendation: Approval of the proposed zoning and comprehensive plan amendments

Exhibits: Exhibit A: Application materials  
Exhibit B: Existing zoning/comprehensive plan designations  
Exhibit C: Proposed zoning/comprehensive plan designations  
Exhibit D: Public Notice/SEPA Comment(s)

## **BACKGROUND**

The applicant Darren Crookshanks has applied for a site-specific comprehensive plan amendment and rezone of their parcels at 3009 Columbia Heights Rd to change the Comprehensive Plan designation from Neighborhood/Convenience Commercial to Low Density Residential (R-1), and the zoning designation from Neighborhood Commercial (NC) to R-1.

One parcel is currently developed with an existing single-family home and the other parcel is undeveloped and approximately 7,440 square feet in size. The parcels front directly on Columbia Heights Road, and are a portion of a small triangular area zoned Neighborhood Commercial within a larger residentially zoned area.

## **PUBLIC NOTICE/SEPA DETERMINATION**

Pursuant to Chapter 19.81 of the Longview Municipal Code, legal notice was published in the Longview Daily News on February 19<sup>th</sup>, 2025. Notice of the public hearing was posted on the property on February 19<sup>th</sup>, 2025. No comments have been received so far as part of the public noticing.

An Environmental Checklist for the proposed Comprehensive Plan Map and Zoning Map revisions was reviewed pursuant to the State Environmental Policy Act and a threshold determination of non-significance (DNS) was issued on February 10<sup>th</sup>, 2024. [E 2025-3 SEPA checklist]

The comment period for the SEPA checklist ended on February 24<sup>th</sup>, 2025. SEPA documents are attached as Exhibit D.

## Comprehensive Plan

The 2019 Longview Comprehensive Plan currently classifies the parcel as Neighborhood Convenience Commercial. The Comprehensive Plan classification for the adjoining properties is Low Density Residential. This classification is intended for compact commercial areas that provide goods and services to the nearby area, generally more on the basis of convenience than price. Typical examples would include convenience stores, gas stations, and other small retail establishments.

## Current Zoning

The subject property is zoned Neighborhood Commercial, as are the adjacent two properties. The neighborhood commercial (NC) district purpose is to accommodate relatively small, compact areas located throughout the city that provide goods and services for the immediate neighborhood. Only the southernmost of the four properties currently zoned NC contain commercial development.

Availability of Services

The subject property is served by Columbia Heights Road, a large, well developed City roadway. Sanitary sewer, potable water, and police and fire protection are available to the subject property.

Traffic

A traffic analysis is not required at this time. Due to the size of the amendment area, it is unlikely that a future development under the proposed R-1 designation would require future analysis. Regardless, the City would retain the ability to request a traffic analysis should it be warranted.

Critical Areas and Shorelines

Geologic Hazards:	None
Shoreline Designation:	N/A
Floodplains:	None
Wetlands:	None
Critical Aquifer:	No
Habitat Areas:	None

**COMPREHENSIVE PLAN POLICIES AND DISCUSSION**

. The applicant is seeking to go to a Low-Density Residential designation to be concurrent with the proposed zoning and use of the subject properties. The intent of the Low Density Residential designation is described below:

“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. “

The relevant Comprehensive Plan goals and policies are given below.

Goal LU-B: Ensure that the location and design of new development is appropriate in type, density, and location considering existing land-use patterns, capacity of public facilities, natural characteristics of the land, and community preferences.

*Staff comment: The rezone would change the comprehensive plan designation from Neighborhood/Convenience Commercial to Low Density Residential. All the surrounding properties in the neighborhood are zoned R-1 and are developed with single family residences. The proposed rezone to R-1 would allow for similar developments allowed in*

*the R-1 district that is compatible with existing land-use patterns and public facilities of the neighborhood.*

**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.

*Staff comments: The proposed Rezone from Neighborhood Commercial to R-1 Low Density Residential supports the Comprehensive Plan’s objective to provide residential zoning districts that meet the housing needs of Longview’s population. The R-1 zoning allows for detached single-family homes and Accessory Dwelling Units consistent with the surrounding neighborhood.*

**Policy LU-A.1.5** Facilitate redevelopment of existing developed land when appropriate and encourage infill development on vacant or underdeveloped land.

*Staff comments: The property is currently zoned for Neighborhood Commercial which does not allow for Residential Development. The subject property currently has a residence on it, and there are no plans to redevelop the property into a commercial use. The proposed amendment area includes a vacant lot that could be developed in the future, however due to its size and proximity to the surrounding residences it is unlikely that any future development would be commercial in nature. The proposed rezone would allow for future redevelopment and improvement of the existing single family dwelling and promote development of the vacant lot in a manner that is compatible with rest of the neighborhood.*

*Finding/Discussion: The proposed rezone and comprehensive plan amendment will create an R-1 zoning district under the Low-Density Residential Comprehensive Plan classification, which allows for single-family residences and Accessory Dwelling Units. The proposed rezone parcels are part of a small triangle area that is only zoned Neighborhood commercial in an area wholly zoned for R-1. It is unlikely that the properties in this rezoned request could be developed in a commercial nature due to their size and existing structures. The proposed rezone will result in consistent zoning with the surrounding area and facilitate future development/redevelopment that is compatible with the rest of the neighborhood.*

## **ZONING CRITERIA AND DISCUSSION**

The applicant is seeking to designate the property as R-1 (low-density residential). The intent of this zone is provide for the development of single family dwellings and accessory uses.

Longview Municipal Code section 19.81.090 provides criteria for the City’s review of site-specific rezone applications.

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 of Longview's comprehensive plan emphasizes promoting a range of housing options to meet the community's diverse needs while ensuring orderly growth and maintaining neighborhood character. The proposed rezone from Neighborhood Commercial (NC) to Low-Density Residential (R-1) will change the properties involved to a zoning district that allows for future development/redevelopment of single-family homes consistent with the surrounding area..*

(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: The proposed rezone will result in the designation of the parcels as R-1 Residential District which allows for development of single-family homes that aid in the supply for housing in the city of Longview thus supporting the general welfare of the public. Rezoning from Neighborhood Commercial to R-1 will ensure the character, safety and general welfare of the neighborhood is not altered.*

(3) The property and affected area are 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 parcels are in a developed area served with city sewer and beacon hill water.*

(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 subject rezone parcels are zoned Neighborhood Commercial (NC), and adjoining properties are all zoned Low-Density Residential (R-1). The neighborhood commercial zone allows small convenience commercial uses intended to serve residential areas but does not permit residential uses. Rezoning the parcels to R-1 will create consistency with the rest of the neighborhood's surrounding uses.*

(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: The properties in the amendment have been developed or are being used for residential uses, which is likely to continue for the foreseeable future. Given the lack of demand for neighborhood commercial uses in this area and the surrounding residential context, the rezone serves the public interest by encouraging appropriate residential development that aligns with community needs and is consistent with the character of the neighborhood.*

## **STAFF FINDINGS**

The proposed rezone is consistent with goals and polices of the city of Longview's comprehensive plan particularly in fostering development that is compatible with the existing neighborhood's land-use patterns, public facilities, and community preferences.

The proposed rezone bears a substantial to the public welfare by redesignating the subject properties to a zoning designation that allows for the development of single-family homes and Accessory Dwelling Units (ADUs), which contribute to the city's housing supply. The existing parcels are also likely undersized to be effectively utilized for commercial development.

The subject parcels are located within an area fully developed neighborhood served by city sewer and Beacon Hill water services. Existing infrastructure can support future uses allowed in the R-1 residential zoning district without the need for significant upgrades, ensuring efficient and timely service provision.

Rezoning the parcels to R-1 will not result in any substantial adverse impacts on neighboring lands. Rather, it will create consistency with the surrounding low-density residential development, ensuring that future uses are compatible with the existing neighborhood fabric.

The City's findings are as follows:

1. The proposed Comprehensive Plan amendment would change the classification of the property from Neighborhood Convenience Commercial to Low-Density Residential.
2. The proposed zoning amendment would change the zoning designation of the property from Neighborhood Commercial (NC) to R-1.
3. The proposed zoning change meets the review criteria outlined in LMC 19.81.090.
4. The properties, in their current configuration and with the existing development are unlikely to be developed/redeveloped to a commercial use in the foreseeable future.
5. The proposed zoning and Comprehensive Plan changes serve the public interest by providing options for development compatible with the existing neighborhood character.

**STAFF RECOMMENDATION**

**Staff recommends APPROVAL of the Darren Crookshanks Comprehensive plan and Zoning Amendment, case No. PC2025-1, based on the findings and conclusions contained in the staff report.**

*Staff Report Date: October 29<sup>th</sup>, 2024*

# 3009 Columbia Heights Road Comprehensive Plan and Zoning Amendment Hearing

3009 Columbia Heights Road, Longview, WA 98632

# Proposal

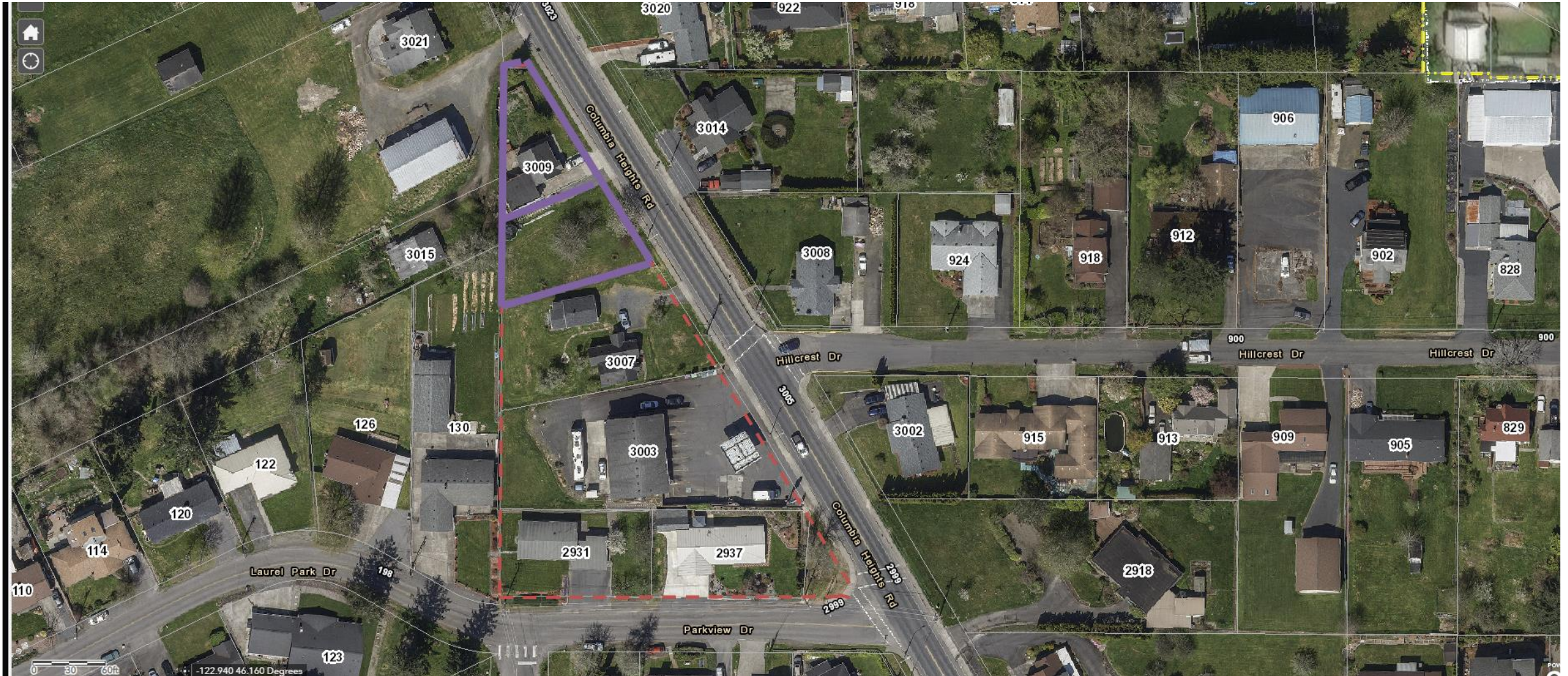
Applicant: Darren  
Crookshanks

Rezone request and comprehensive plan amendment application for 2 parcels at 3009 Columbia Heights Road.

Change comprehensive plan classification from Neighborhood Commercial/Convenience (NC) to Low Density Residential (R-1).

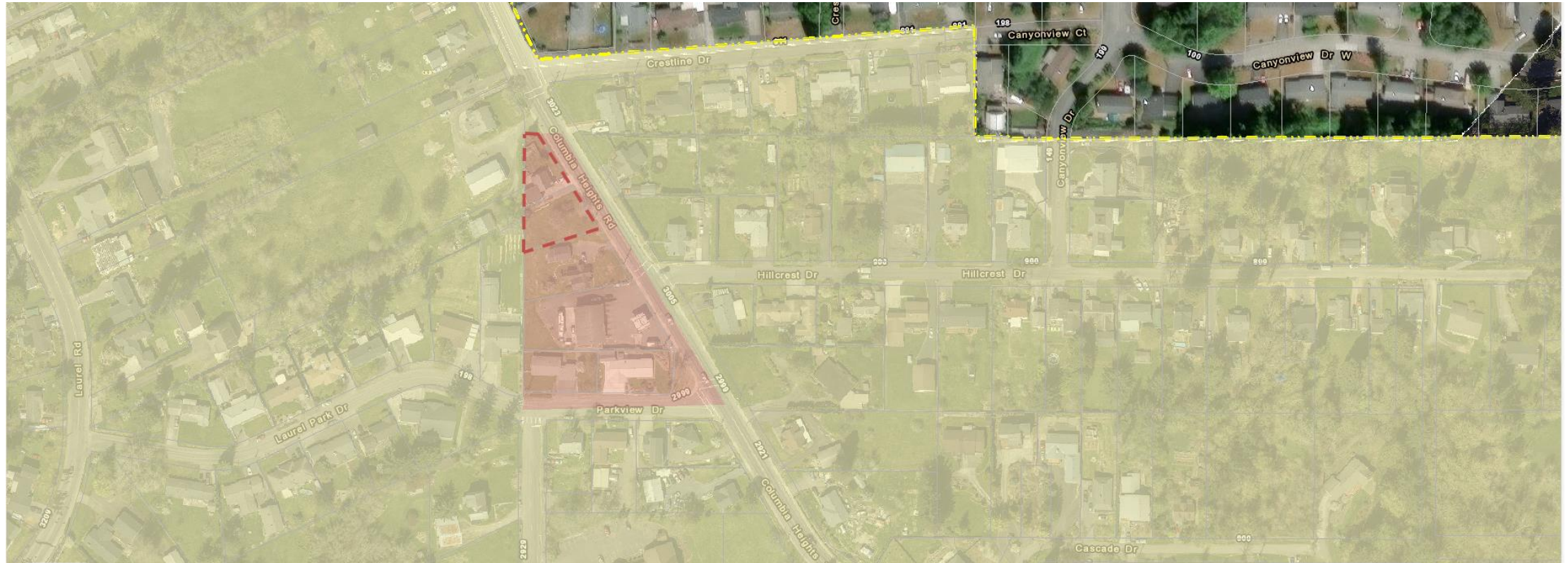
Change zoning from NC to R-1.

# Project Location



One parcel developed with a SFR and adjacent parcel is undeveloped

# Existing Zoning



- 6 parcels within the Triangle area of Neighborhood Commercial
- 1 parcel with a commercial use ( Hillcrest store)

# Existing zoning/proposed zoning change



# NC and R-1 allowed uses

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- **Key Differences:**

- NC allows for small commercial uses that provide goods and services for the neighborhood. Only allows for residential uses as part of commercial development.
- R-1 allows for primarily single family residential and Accessory dwelling units.

# Public Notice/SEPA Determination .

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- Legal notice published in TDN Feb 19<sup>th</sup> and notice of public hearing posted on site Feb 19<sup>th</sup>.
- An environmental checklist was reviewed, and a Determination of non-significance was issued on Feb 10<sup>th</sup>.



## Public Comments

- No comments received so far.

# Utilities & Traffic

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- The site is within an area fully served with adequate public facilities.
- Traffic analysis not required at this time and unlikely to be required for future development.

# Applicable Comprehensive Plan Goals and Policies

- (1) **Goal LU-B:** Ensure that the location and design of new development is appropriate in type, density, and location considering existing land-use patterns, capacity, of public facilities, natural characteristics of the land, and community preferences.
- (2) **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.
- (3) **Policy LU-A.1.5:** Facilitate redevelopment of existing developed land when appropriate. Encourage infill development on vacant or underdeveloped land within the City.

# 19.81.090 Approval criteria for site-specific rezone

- (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 Comment**

- The City of Longview's comprehensive plan supports diverse housing options while maintaining neighborhood character. Rezoning from Neighborhood Commercial (NC) to Low-Density Residential (R-1) aligns with this goal, allowing future development of single-family homes consistent with the surrounding area.

(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.

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### **Staff Comments**

The rezone to R-1 will enable future development of single-family home, supporting Longview's housing needs while preserving the neighborhood character.

(3) The property and affected area are 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 parcels are in a developed area served with city sewer and beacon hill water.

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(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 rezone properties are zoned Neighborhood Commercial.
- Rezone to R-1 will result in consistency with adjoining properties/neighborhood.

(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 Comment**

- The subject properties have been in the same condition for the more than 20 years.
- Lack of commercial development of undeveloped parcel and neighborhood, the rezone serves public interest to encourage zoning change.

# Staff Findings

Rezone is consistent with the goals and policies of the city of Longview comprehensive plan.

Rezone bears a substantial relationship to the public welfare as it will result in a zoning designation that allows for housing development.

Rezone will not result in any adverse impact on neighboring lands rather will create zoning consistency with neighborhood.

# Staff Recommendation

- Staff recommends **APPROVAL** of the Darren Crookshanks Comprehensive plan and Zoning Amendment, case No. PC2025-1, based on the findings and conclusions contained in the staff report.



# Rezone Request Application

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

## Application to Rezone Property

LMC 19.81.040

Case Number: \_\_\_\_\_

Related Case Number: \_\_\_\_\_

THIS SECTION FOR OFFICE USE ONLY:

### To the City of Longview Planning Commission and City Council:

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

From: Commercial Present Zoning District To: Residential Requested Zoning District

Applicant: Darren W. Crookshanks Phone: 360 957 4586  
(Print All Information)

Contact Name: Darren Fax: \_\_\_\_\_

Mailing Address: 6130 Willow Grove Rd  
(Street or PO Box)

City: Longview Email: willowgrove @ marine@gmail  
State: WA Zip: 98632

Address of Property/Properties: 3009 Columbia Heights Rd  
Longview WA 98632, Vacant lot next door

Assessor's Parcel Number(s): 05360850 and 05360852

Description of Property: House + Vacant land

Name of Subdivision: 359 Monticello AC Lot(s): 1-C-1

Block(s): 4

Location: Section 1-C-A Township & Range 21-8N-2W Willamette Meridian  
1A-1B (Attach additional sheets as necessary)

**REQUIRED SUBMITTAL MATERIALS**

Have you had a pre-application conference with City staff? Yes Date: 12-18-24

- Maps or Plans Showing Affected Property.
- Completed Environmental Checklist (SEPA).
- Narrative Explaining Reason for Zone Change Classification Requested (below).
- Legal Description of Property.
- Acceptable Proof of ownership such as notarized petitions, deed, or title report.
- One copy of the property deed; and, if the applicant is not the owner, a notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.
- Certificate of Appropriateness issued by the Historic Preservation Commission, if applicable.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Explain the reason(s) for the Zone Change Classification Requested: Right now there are single home residences all around this area with the exception of Hillcrest store. I have the vacant lot inbetween two homes and would like to put a house there. I think a single home residence makes more sense and fits IN better ~~is~~ For that space

(Attach additional sheets as necessary)

GENERAL SITE CHARACTERISTICS

Property Size: Gross Acres: Less Than 1 acre Square Feet: Approx 7440 Square Feet

Comprehensive Plan Designation: \_\_\_\_\_

Does this Rezone also require a Comprehensive Plan Designation change? \_\_\_\_\_

Is the site vacant? yes

Current Use of the Land

Describe geographical features and note any structures: Its being used as a yard, has two apple trees on it  
No structures

Current Sewerage System: City of Longview

Street System serving area: Columbia Heights Rd -

## ZONE CHANGE PETITION

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

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

Name: <u>Darren W Crookshanks</u> <small>(Please Print All Information)</small> Mailing Address: <u>6130 Willow Grove Rd</u> <small>(Street or PO Box)</small> City: <u>Longview</u> State: <u>WA</u> Zip: <u>98632</u> Phone: <u>360 957 4586</u>	Description/use of Property: <u>Vacant Lot</u> <u>Next to 3009 Columbia Heights</u> <u>359 Monticello AC-4-1C-1</u> <u>21-8N-2W</u>
Name: <u>Darren W Crookshanks</u> <small>(Please Print All Information)</small> Mailing Address: <u>6130 Willow Grove Rd</u> <small>(Street or PO Box)</small> City: <u>Longview</u> State: <u>WA</u> Zip: <u>98632</u> Phone: <u>360 957 4586</u>	Description/use of Property: <u>3009 Residence</u> <u>Columbia Heights Rd</u> <u>Longview WA 98632</u> <u>359 Monticello AC-4-1A, 1B</u> <u>21-8N-2W</u> <small>Parcel #</small> <u>05360350</u> <u>Single Family Residence</u>
Name: _____ <small>(Please Print All Information)</small> Mailing Address: _____ <small>(Street or PO Box)</small> City: _____ State: _____ Zip: _____ Phone: _____	Description/use of Property: _____ _____ _____ _____
Name: _____ <small>(Please Print All Information)</small> Mailing Address: _____ <small>(Street or PO Box)</small> City: _____ State: _____ Zip: _____ Phone: _____	Description/use of Property: _____ _____ _____ _____

**FILING FEES:**

Public Hearing Fee: ..... \$2,173.00

SEPA Review Fee: ..... \$543.00

Total Fees: ..... \$2,716.00

Comments: \_\_\_\_\_

**NOTES TO APPLICANT/OWNER:**

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

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURES:

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

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

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

Signature of Property Owner: Darwin W Lamberts Date: 12-31-24

Signature of Applicant: Darwin W Lamberts Date: 12-31-24

Below is for Staff Use Only:

Longview Planning Commission:

Public Hearing Scheduled: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ 7:00 pm

Comments: \_\_\_\_\_  
\_\_\_\_\_

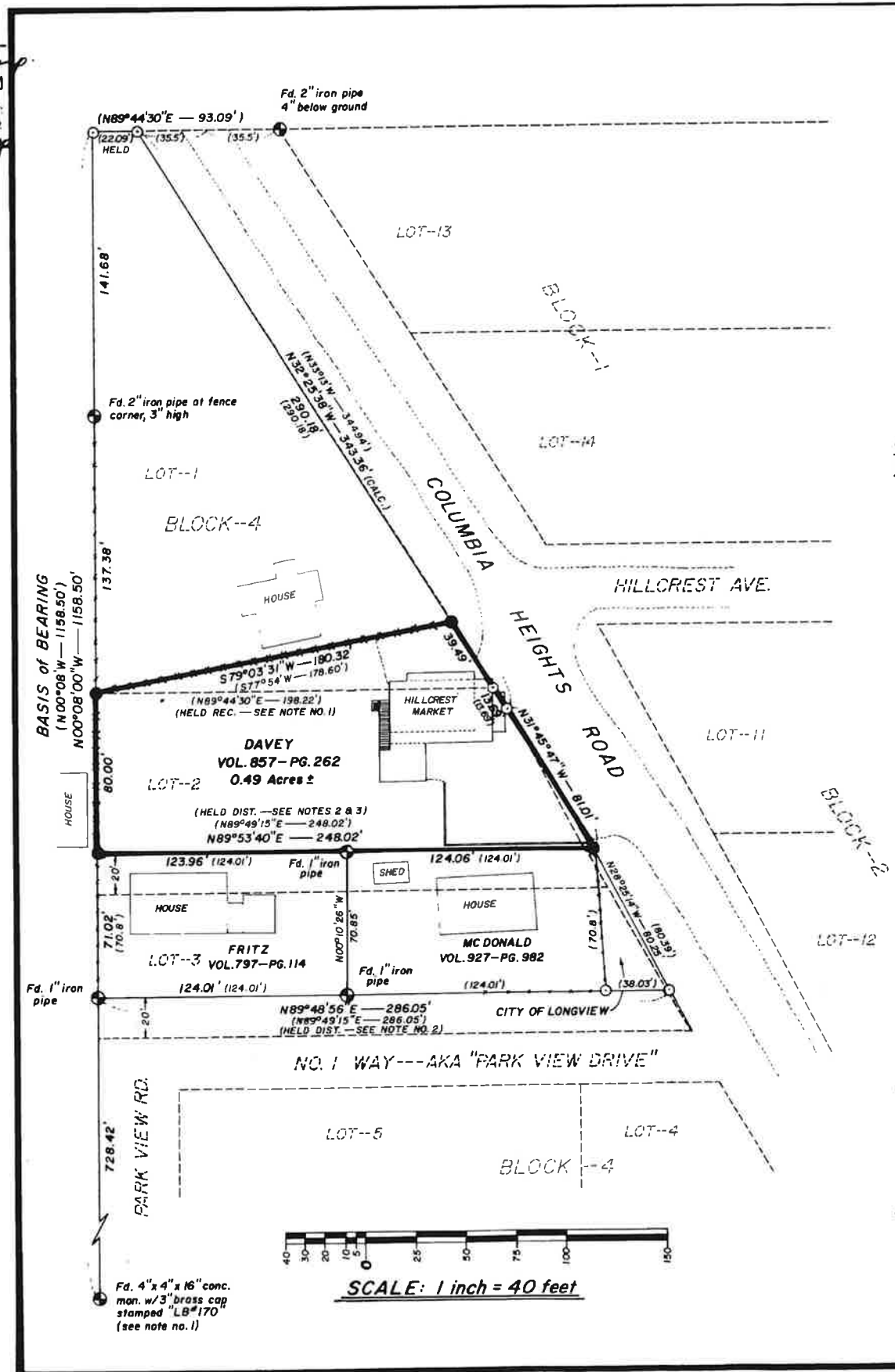
Longview City Council:

Public Hearing Scheduled: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ 7:00 pm

Comments: \_\_\_\_\_  
\_\_\_\_\_

900816C12

FILED  
REQUEST OF  
Hampstur Corp.  
Aug 16 9 33 AM '90  
P. Ella



A DEPENDENT SURVEY of a portion of lots 1 and 2, Block 4 of Monticello Acres, as recorded in Volume 4 of Plats at Page 30, and more particularly described in the Book of Deeds, Volume 857, at Page 470.

DEPARTMENT OF NATURAL RESOURCES location INDEXES being the SW1/4, SE1/4, of Section 21, Township 8 North, Range 2 West, Willamette Meridian, County of Cowlitz, State of Washington.

**BASIS of BEARING**  
The West line of "MONTICELLO ACRES" as shown (see note no. 1).

**NOTES**

- 1) Refer to the "PLAT OF MONTICELLO ACRES", as recorded in the BOOK of PLATS in VOLUME 4 at PAGE 30, County of Cowlitz, State of Washington. (Numerous errors occur in the Monticello Acres Plat within Block 4.)
- 2) Refer to the Engineering drawings for Right-of-way taking for improvements to Park View Drive at Columbia Heights Road. Set iron pipes shown on this mapping were held as Westerly Right-of-way for Columbia Heights Road.

**LEGEND**

- 1) ● = A new corner SET during this survey, consisting of a 5/8" x 30" rebar with a 1-1/2" Alum. cap stamped "HAMPSTUR CORP. SURVEY LS-24356, 1989"
- 2) ⊕ = A corner FOUND or set during a previous survey, as described
- 3) ○ = A corner "calculated only" - not set
- 4) ( ) = Record bearing and/or distance
- 5) ALUM. = a aluminum survey cap
- 6) R/W = Centerline of roadway

**AUDITOR'S CERTIFICATE**

Filed for record this 16<sup>th</sup> day of August, 1990, at 9:33 A.M., in BOOK 10 of SURVEYS at PAGE 74, at the request of HAMPSTUR CORPORATION.

*Andrew P. Schriener*  
COUNTY AUDITOR

*Pat Ella*  
DEPUTY AUDITOR

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction, in conformance with the requirements of the Survey Recording Act of 1973, at the request of the Richard Davey in June of 1989.

*Greg D. Spurlock*  
Greg D. Spurlock, PLS  
WA. certificate no. 24,356



**HAMPSTUR CORPORATION**

Calculated by: G. D. SPURLOCK  
Checked by: C. J. HAMPTON  
Drawn by: CJH - GDS  
Completion date: 4-15-90  
Field Book no.: PS-073  
Contract no.: C89-614  
HAMPSTUR JOB no.: 89-614  
Sheet no. 1 of 1

P.O. Box 368-800 Colorado  
Kelso, Washington 98626  
Phone: (206) 428-0100



Crestline Dr

Canyonview Dr W

28923

Columbia Heights Rd

Canyonview Dr

149

Hillcrest Dr

Hillcrest Dr

5805

2899

2899

Parkview Dr

28921

Columbia Heights Rd

28920

Cascade Dr

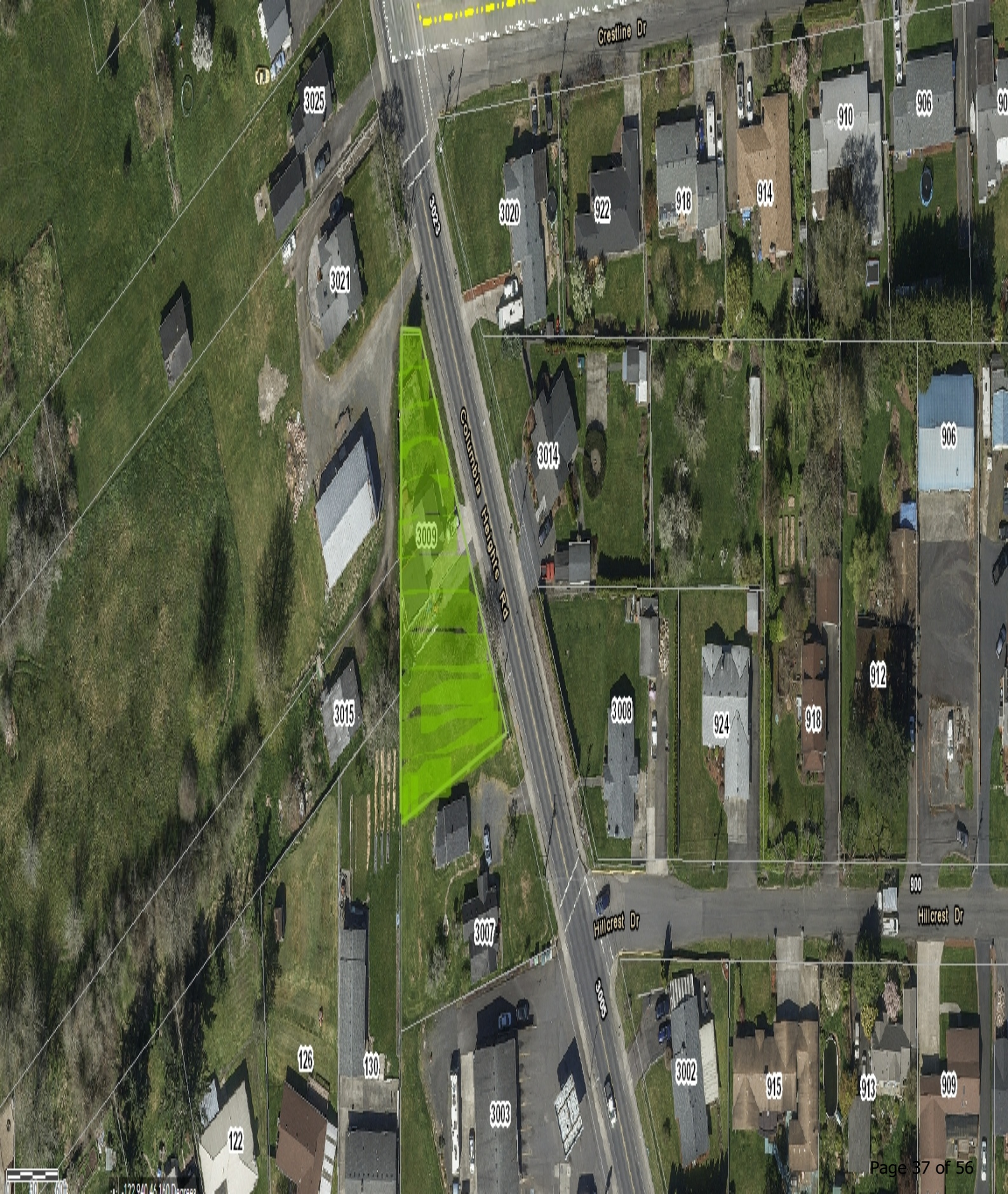
Laurel Park Dr

Laurel Rd

5200



-122.943 46.159 Degrees



Crestline Dr

3025

910

906

3022

3020

922

918

914

3021

Gimble Heights Rd

3014

906

3009

3015

3008

924

918

912

Hillcrest Dr

3007

900

Hillcrest Dr

126

130

3005

3003

3002

915

913

909

122

122 940 46 140 D 21888



February 10, 2025

**To:** Department of Ecology., Environmental Review Section  
Washington State Department of Fish and Wildlife  
Jeremy Huff Fire Chief Cowlitz 2 Fire & Rescue  
Anna Lunday Cowlitz County PUD – Right of Way  
Clint Matthews, Cascade Natural Gas  
Tim Schultz, Longview Utilities Engineer  
Jon Dunaway, Longview Fire Marshal  
Erik Byman, Commercial Building Inspector  
Willapa Hills Audubon Society, Permit Reviews  
City of Longview Community Development website  
Sam Barham, City of Longview Engineer  
Russ Hover, Department of Natural Resources  
Cowlitz Tribe

**From:** Irene Rutikanga, Planner

**Subject:** SEPA Environmental Checklist Review - Application #E 2025-3

**Project:** **The Applicant Darren Crookshanks proposes to rezone two parcels at 3009 Columbia Heights Rd totaling approximately 7440 square feet from Neighborhood Commercial (NC) to R-1 Low Density Residential. The rezone proposal would change the comprehensive plan designation from Neighborhood/Convenience Commercial to Low Density residential.**

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

The site is zoned *Neighborhood Commercial (NC)*. The Comprehensive Plan classification is *Neighborhood/Convenience Commercial*. Adjacent uses are all residential uses .

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. february 24, 2025**

If you have any questions or need additional information, please contact Irene Rutikanga, Planner at (360) 442-5083

Thank you.

Attachments: SEPA checklist, Lot Plan, aerial image

Cc: Applicant: Darren Crookshanks  
File



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

**Description of Proposal:** E 2025-3– The applicant, Darren Crookshanks, is seeking to rezone two parcels located at 3009 Columbia Heights Road, encompassing a total area of approximately 7,440 square feet. The parcels are currently zoned Neighborhood Commercial, and the applicant is seeking to rezone them to the R-1 Residential District. The rezone proposal would change the comprehensive plan designation from Neighborhood/Convenience Commercial to Low Density Residential.

**Proponents:** Darren Crookshanks  
6130 Willo Groove Rd  
Longview, WA 98632  
Phone: 360-957-4586

**Location of Proposal, Including Street Address, if any:** 3900 Columbia Heights Rd, Longview WA

**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 PM on February 24, 2025

**Responsible Official:** Nick Little

**Position/Title:** Community Development Director

**Department:** Community Development

**Address:** PO Box 128, Longview, WA 98632

**Contact Person:** Irene Rutikanga, Planner

**Phone:** (360) 442-5083

**Date:** February, 10, 2025

**Signature:** 

City of Longview  
Community Development

**SEPA ENVIRONMENTAL CHECKLIST**  
**UPDATED 2014**

***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants:*** [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## A. background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#) Crookshank's property Rezone
2. Name of applicant: [\[help\]](#) Darren W. Crookshanks
3. Address and phone number of applicant and contact person: [\[help\]](#)  
Darren W. Crookshank 6130 Willow Grove Rd 360 957 4586
4. Date checklist prepared: [\[help\]](#) 12-31-24
5. Agency requesting checklist: [\[help\]](#) NA
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) Jan. 1st 2025
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) yes I would like to put a home on the vacant lot.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) NA
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)  
No pending applications
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)  
Water, power, sewer permits will be needed after rezone of property
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#) First rezone property, then put a house on property
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#) 3009 Columbia Heights Rd Longview WA 98632, and vacant lot next to house property Description 359 Monticello ac-4-1A, 1B 21-3N-2W and 359 Monticello ac-4-1C-1 21-3N-2W

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

**1. Earth**

a. General description of the site [\[help\]](#)  
(circle one) Flat, rolling, hilly, steep slopes, mountainous,  
other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

*Flat, maybe 1% slope*

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#) *standard dirt, with a lawn, no soils will be removed*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) *None*

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

*There will be approximately 50-100 yards of rock for Drive way and home site*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) *No*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#) *28x56 Home and short Drive way from road to the home*

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

*Keep rest of the property same as it is now, a nice yard all grass*

**2. Air**

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#) *NA*

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) *NA*

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#) *NA*

**3. Water**

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

*NA*

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

NA

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

NA

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

NA

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

NO

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

NO

b. Ground Water:

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

NO

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

None

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Rain water from proposed house, should drain into yard

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

NO

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None

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

a. Check the types of vegetation found on the site: [\[help\]](#)

Grass

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation *Apple tree*

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

*30x60 building site for house and 12x50' driveway  
grass would be removed*

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

*NA*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

*grass, small shrubs, small trees*

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

*NA*

## 5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#) *None*

c. Is the site part of a migration route? If so, explain. [\[help\]](#) *NA*

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#) *NA*

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

## 6. Energy and natural resources

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

*Electric, maybe natural gas  
for heating*

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

*NO*

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

None

## 7. Environmental health

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

None

- 1) Describe any known or possible contamination at the site from present or past uses.  
None
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None
- 4) Describe special emergency services that might be required. None
- 5) Proposed measures to reduce or control environmental health hazards, if any:  
None

## b. Noise

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

Traffic

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Just traffic, construction  
would be usual business hours 9-5 pm

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

There is a house on both sides of property

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

NA

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: NA

- c. Describe any structures on the site. [\[help\]](#) *No structures*
- d. Will any structures be demolished? If so, what? [\[help\]](#) *No*
- e. What is the current zoning classification of the site? [\[help\]](#) *Commercial*
- f. What is the current comprehensive plan designation of the site? [\[help\]](#) *Not sure*
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#) *NA*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#) *NO*
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#) *3 bedroom house so probably 4*
- j. Approximately how many people would the completed project displace? [\[help\]](#) *None*
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#) *None*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#) *None*
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: *None*

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#) *NO units, 1 house middle income*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#) *0*
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#) *None*

**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#) *Single level home*
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#) *None*
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#) *None*

**11. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) *None*

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)  
NO
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)  
None
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)  
None

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)  
None
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)  
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)  
None

**13. Historic and cultural preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#) NA
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#) NA
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#) NA
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. NA

**14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)  
Columbia Heights Road
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)  
NO approximately 3 miles
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)  
2-3 parking places wouldn't eliminate any

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#) *None*

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#) *NO*

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#) *maybe 3-4*

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. *NO*

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)  
*NO*

**15. Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)  
*NO*

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
*None*

**16. Utilities**

a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#) *Cowlitz PUD power, Beacon Hill Water, City of Longview Sewer & garbage*

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

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

Signature: *Darren W. Crookshanks*

Name of signee *Darren W. Crookshanks*

Position and Agency/Organization \_\_\_\_\_

Date Submitted: *1-2-25*

## D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

*This home proposal should increase anything to the above question*

Proposed measures to avoid or reduce such increases are:

*None*

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

*I don't believe it would affect any of the above*

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

*None*

3. How would the proposal be likely to deplete energy or natural resources?

*It wout*

Proposed measures to protect or conserve energy and natural resources are:

*None*

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

*I should not affect any environmental sensitive areas*

Proposed measures to protect such resources or to avoid or reduce impacts are:

*None*

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

*NA*

Proposed measures to avoid or reduce shoreline and land use impacts are:

*No shorelines*

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

*It shouldn't its a single family home proposed*

Proposed measures to reduce or respond to such demand(s) are:

*None*

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

*NA*

**NOTICE OF DETERMINATION OF NON-SIGNIFICANCE UNDER SEPA  
14 DAY PUBLIC COMMENT PERIOD**

NOTICE IS HEREBY GIVEN As lead agency under the State Environmental Policy Act (SEPA), the City of Longview Community Development Department has issued a **Determination of Non-significance (DNS)** per the State Environmental Policy Act Rules (Chapter 197-11 WAC) for the following proposal on **February 10<sup>th</sup> , 2025**.

**Application #:** E 2025-3

**Applicant:** Darren Crookshanks

**Proposal:** The applicant Darren Crookshanks has submitted a SEPA checklist for a rezone proposal to rezone two parcel at 3009 Columbia Heights Rd from Neighborhood Commercial to R-1 residential District.

**Address:** 3009 Columbia Heights Rd, Longview WA, Parcel Number (05360850) (05360852), Longview, WA.

Copies of the notice, environmental checklist, and other application materials supporting this determination are online at the website below, and on file with the Community Development Department, and are available for public review between the hours of 7:00 a.m. to 6:00 p.m., Monday through Thursday, except holidays. The public has a right to submit written comments concerning the proposal's environmental impacts. **Written comments need to be submitted no later than 6:00 p.m. February 24, 2025.**

For Information on this Proposal Contact:

Phone: City of Longview Planning Division: 360.442.5202.  
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**Comprehensive Plan Amendment and Zoning Designation Staff Report  
4511 Ocean Beach Highway**

Staff Report Date:	April 30 <sup>th</sup> , 2025
Property Owner:	Corinthian Order Partners LLC
Applicant:	Alex Munzel
Project Summary:	Zoning designation and comprehensive plan amendment associated with 4511 Ocean Beach Highway annexation proposal of eleven parcels from county limits to the city of Longview.
Annexation Location:	4511 Ocean Beach highway
Current Zoning:	N/A, all properties are currently zoned with Cowlitz County Zoning designation.
Comprehensive Plan:	Community Commercial, High Density Residential and Traditional Neighborhood Residential.
Existing Land Use:	Multi-family residential, single family residential
Surrounding Land Use:	Multi-family and single-family residential and commercial
Staff Recommendation:	Approval of the comprehensive plan amendment for the two parcels at 4511 Ocean Beach Highway, 2128 46 <sup>th</sup> Ave and zoning designation of High Density Residential and Traditional Neighborhood for the remaining parcels.

**A. PROJECT DESCRIPTION**

The applicant/property owner of 4511 Ocean Beach Highway has initiated an annexation of eleven parcels from Cowlitz County to the City of Longview. Upon being annexed into the City, each property will be assigned a zoning designation based on the City's Comprehensive Plan

and current use of the properties. Currently the properties subject to annexation already have a Comprehensive Plan designation under the 2019 Plan. As part of the annexation process, the applicant is requesting a comprehensive plan amendment for two parcels: 4511 Ocean Beach (parcel 03128) and 2128 46<sup>th</sup> Avenue (parcel 03130).

The subject parcels located at 4511 Ocean Beach Highway and 2128 46th Avenue are currently developed with multifamily residential apartments and hold a comprehensive plan designation of Community Commercial. The applicant is proposing to amend the comprehensive plan designation of these two parcels to "High-Density Residential" as part of the annexation into the City of Longview to support the assignment of a R-4 residential zoning designation and match existing use of the properties. The remaining properties in the annexation area will retain their current comprehensive plan designation and will be zoned accordingly. The current and proposed Comprehensive Plan designations for the parcels involved in the annexation are shown below:

Current and proposed Comprehensive Plan Designations (parcels requesting a change are highlighted):

<u>Parcels</u>	<u>Current CP Designation</u>	<u>Proposed CP Designation</u>
03128, 03130	Community Commercial	High Density Residential
03132001, 03132002, 03132, 03133	High Density Residential	High Density Residential
03135, 03136, 031360300, 031360200, 031360100	Traditional Neighborhood Residential	Traditional Neighborhood Residential

The proposed zoning designation for each of the parcels is identified in the table below:

<u>Parcels</u>	<u>Proposed Zoning Designation</u>
03130, 03128, 03132, 03132001, 03132002, 03133	R-4, Multi-family Residential
03135, 03136, 031360300, 031360200, 031360100	TNR, Traditional Neighborhood Residential

**B. SEPA AND PUBLIC NOTICE**

SEPA was conducted and noticed as part of the initial annexation submittal and a Determination of Non-Significance was issued on December 12<sup>th</sup>, 2023. The comment period ended on December 26<sup>th</sup>, 2023.

**C. COMPREHENSIVE PLAN POLICIES AND DISCUSSION**

Most of the properties in the annexation area will be retaining their current Comprehensive Plan designation, however two parcels will be requesting a change from their current designation of Community Commercial to High Density Residential. The following discussion focuses on these two parcels and the requested change.

The relevant comprehensive plan goals and policies are given below:

*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 population"*

**Staff Comment:** The proposed comprehensive plan amendment from Community Commercial to High Density Residential will translate to a high-density residential zoning district (R-4). The R-4 zoning district seeks to accommodate a variety of housing types, including multi-family dwellings and other higher-density residential developments in order to meet the needs of all economic segments of Longview population. The properties are currently fully developed with multi-family dwellings and are unlikely to be redeveloped into a commercial use anytime in the future. The proposed amendment supports this policy by aligning the Comprehensive Plan with the built environment and maintaining higher-density residential development in appropriate areas.

*Policy LU-E.2.1: "Consider a zoning district that allows for higher development densities than currently exist but seeks a balance with maintaining housing affordability."*

**Staff Comment:** The proposed comprehensive plan amendment from Community Commercial to High Density Residential will translate to a high-density residential zoning district (R-4). The two parcels proposed for comprehensive plan amendment are already developed with multifamily apartment buildings. The High-Density Residential zoning district resulting from the comprehensive plan amendment supports this existing use and allows for potential expansion and/or upgrading of the existing high-density residential development. High Density residential and the subsequent R-4 zoning designation typically offers more affordable housing options compared to the present Community Commercial designation. This supports the intent of Policy LU-E.2.1 by promoting increased residential density while maintaining housing affordability.

#### **D. ZONING CRITERIA AND DISCUSSION**

The majority of the parcels involved in the annexation will be assigned a zoning designation derived from their current Comprehensive Plan Designation (parcels 03135, 03136, 031360300, 031360200, 031360100, 03132, 03132001, 03132002, and 03133). The remaining two parcels (03130, 03128) will be assigned a zoning designation based on the proposed Comprehensive Plan designation as discussed above.

While the zoning designation is not considered a site-specific rezone, some of the approval criteria for site specific rezones found in LMC 19.81.090 offer useful guidance in determining an appropriate zoning designation.

*Criteria 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 comment:** The proposed zoning designations align with the City of Longview’s Comprehensive Plan and ensure consistency between Comprehensive Plan and the Zoning map. Additionally, the proposed zoning designations also ensures that each development is matched with the appropriate zoning district consistent with the intent and purpose outlined in the applicable zoning district.

*Criteria 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”.*

**Staff comment:** The proposed zoning designations bears a substantial relationship to the public health, safety, and general welfare by aligning zoning with the existing on site residential developments, which supports orderly growth and ensures zoning consistency for the area.

*Criteria 3: “The proposal shall not have a substantial adverse impact upon neighboring lands”.*

**Staff comment:** The proposed zoning designations will not have a substantial adverse impact upon neighboring lands. No changes to the physical development or use of the properties are proposed, therefore eliminating any potential impacts.

*Criteria 4: “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.”*

**Staff Comment:** The properties are served by both public water and sewer and are on developed City roadways and/or a State Highway. Future expansion or redevelopment of either site may require frontage upgrades, depending on the scope of the upgrade(s) and/or redevelopment.

## **E. STAFF FINDINGS**

1. The proposed comprehensive plan amendment for the parcels at 4511 Ocean Beach Highway and 2128 46<sup>th</sup> Avenue aligns with Policy LU-A.1.1 and LU-E.2.1 of the City of Longview Comprehensive Plan by supporting a range of housing densities and promoting housing affordability.
2. The two subject parcels at 4511 Ocean Beach Highway and 2128 46<sup>th</sup> Avenue are developed with multifamily residential buildings. The proposed amendment to High-

Density Residential better reflects the existing on-site use compared to the current Community Commercial designation.

3. The proposed zoning designations support the public health, safety, and general welfare by ensuring that zoning and land use designations are consistent with existing development, therefore facilitating orderly growth.
4. The proposed zoning designations align with the existing development. No changes are proposed to the existing physical development, and the proposed zoning designations will not have a substantial adverse impact on neighboring lands and maintains compatibility with surrounding uses.
5. The proposed zoning designations aligns each development with the appropriate zoning consistent with the intent and purpose sections specified in the zoning district.

#### **F. STAFF RECOMMENDATION**

Staff recommends approval of the Comprehensive Plan map amendment changing parcels 03128 and 03130 from Community Commercial to High Density Residential, subject to the analysis and findings in the staff report dated April 30<sup>th</sup> , 2025

Staff Recommends the assignment of the zoning designation R-4, High Density Residential to parcels 03128, 03130, 03132, 03132001, 03132002, 03133; and the assignment of the zoning designation Traditional Neighborhood Residential to parcels 03135, 03136, 031360300, 031360200, 031360100; subject to the analysis and findings in the staff report dated April 30<sup>th</sup>, 2025