



City of Longview

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

Agenda

City Council

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

Thursday, June 26, 2025

6:00 PM

2nd Floor, City Hall

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

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

Telephone options (dial any of the following numbers):

1-253-215-8782 or 1-346-248-7799 or 1-408-638-0968 or 1-669-900-6833

Webinar ID: 823 9413 2374

1. CALL TO ORDER

2. INVOCATION*/FLAG SALUTE

25-00342 JOSHUA WENZKE, NORTHLAKE CHURCH

3. ROLL CALL

4. WORKSHOP

25-00597 HUD CONSOLIDATED PLAN (APPROXIMATELY 30 MINUTES)

RECOMMENDED ACTION:

FOLLOWING THE WORKSHOP A MOTION TO SET A PUBLIC HEARING FOR JULY 22, 2025 ON THE HUD CONSOLIDATED PLAN UPDATE

5. APPROVAL OF MINUTES

25-001194 JUNE 12, 2025 REGULAR MEETING

25-00546 JUNE 13, 2025 COUNCIL SUMMIT MEETING

25-00547 JUNE 14, 2025 COUNCIL SUMMIT MEETING

6. CHANGES TO THE AGENDA

7. PRESENTATIONS & AWARDS

25-00470 PROCLAMATION - AMERICANS WITH DISABILITIES PRIDE DAY; RECIPIENT
ACCESSIBILITY ADVISORY COMMITTEE CHAIR CHERYL CODDINGTON

8. CONSTITUENTS' COMMENTS (Thirty Minutes)

9. PUBLIC HEARINGS

25-00598 PROPOSED ANNEXATION OF 4511 OCEAN BEACH HWY AND ASSOCIATED PARCELS
AND APPROVAL OF PLANNING COMMISSION COMPREHENSIVE PLAN AMENDMENT
AND ZONING DESIGNATION RECOMMENDATION

RECOMMENDED ACTION:

HOLD THE PUBLIC HEARING AND MOTION TO ADOPT RESOLUTION NO. 2568
STATING THE CITY'S INTENTION TO APPROVE THE ANNEXATION UPON APPROVAL
FROM THE COWLITZ COUNTY BOUNDARY REVIEW BOARD, APPROVAL OF PLANNING
COMMISSION'S RECOMMENDATION FOR THE RELATED COMPREHENSIVE PLAN
AMENDMENT MAP AND ZONING MAP DESIGNATION

25-00599 CLOSED RECORD PUBLIC HEARING ON PLANNING COMMISSION RECOMMENDATION
FOR 3009 COLUMBIA HEIGHTS ROAD COMPREHENSIVE PLAN AND ZONING
AMENDMENT

RECOMMENDED ACTION:

HOLD THE CLOSED RECORD PUBLIC HEARING AND MOTION TO GRANT APPROVAL
OF PLANNING COMMISSION RECOMMENDATION AND ADOPT ORDINANCE NO. 3563
FOR 3009 COLUMBIA HEIGHTS ROAD COMPREHENSIVE PLAN AND ZONING
AMENDMENT

10. BOARD & COMMISSION RECOMMENDATIONS

11. ORDINANCES & RESOLUTIONS

25-00632 RESOLUTION NO. 2567 - PUBLIC COMMENT POLICY

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2567 OR PROVIDE ALTERNATIVE GUIDANCE TO
THE CITY MANAGER

12. MAYOR'S REPORT

13. COUNCILMEMBERS' REPORTS

14. CONSENT CALENDAR

25-001195 APPROVAL OF CLAIMS

15. CITY MANAGER'S REPORT

16. MISCELLANEOUS

17. EXECUTIVE SESSION**18. ADJOURNMENT**

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

NEXT REGULAR COUNCIL MEETINGS:

TUESDAY, JULY 8, 2025 – 6:00 P.M.

TUESDAY, JULY 22, 2025 – 6:00 P.M.

JULY & AUGUST COUNCIL MEETINGS - 2ND & 4TH TUESDAY

NEXT SPECIAL COUNCIL WORKSHOP:

TUESDAY, JULY 15, 2025 - 5:00 P.M. - SOLID WASTE RATES & CURBSIDE RECYCLING

Longview-Kelso 2025-2029 Consolidated Plan



June 17, 2025

ACKNOWLEDGEMENTS

Longview City Council

Spencer Boudreau, Mayor
Kalei LaFave
Keith Young
Erik Halverson
Ruth Kendall
MaryAlice Wallis
Angie Wean

Kelso City Council

Veryl Anderson, Mayor
Brian Wood
Mike Karnofski
Kimberly Lefebvre
Keenan Harvey
Lisa Alexander
Jim Hill

Longview Staff

Jennifer G. Wills, City Manager
Nick Little, Community & Economic Development Director

Kelso Staff

Andrew Hamilton, City Manager

Prepared by:

Kenny Robinson, Program Coordination Specialist

Special thanks to the agencies and nonprofits which provided input in the drafting of this Consolidated Plan.

This is a public summary version of the Longview-Kelso Consortium Consolidated Plan. The full version of the Consolidated Plan submitted to HUD is available from the City of Longview. This version covers the information submitted digitally to HUD through their Integrated Disbursement and Information System (IDIS) but is presented in a briefer and more user-friendly format than the IDIS version submitted to HUD.

CONTENTS

[Acknowledgements](#)

[Executive Summary](#)

[Anticipated Resources](#)

[Eligible Activities](#)

[HOME American Rescue Plan Funds](#)

[Community Profile](#)

[Population and Growth](#)

[Households and Families](#)

[Age and Sex of Population](#)

[Race/Ethnicity](#)

[Economic Characteristics](#)

[Travel Time to Work](#)

[Education](#)

[Housing Assessment](#)

[Housing Stock](#)

[Housing Tenure and Household Size](#)

[Public and Assisted Housing Inventory](#)

[Housing Problems](#)

[Housing Costs](#)

[Housing Cost Burden](#)

[Disproportionate Housing Need](#)

[Homelessness](#)

[How Many People are Homeless?](#)

[Housing for Homeless Persons](#)

[Homeless System Performance](#)

[Special Needs Assessment](#)

[Aging of the Population](#)

[Long-Term Care Residential Options](#)

[Behavioral & Physical Health](#)

[Disabled Persons and Households](#)

[Community Development Assessment](#)

[Regional and Community Planning](#)

[Environmental Justice](#)

[Economic Development Assessment](#)

[Labor Force](#)

[Unemployment](#)

[Occupations and Job Holder Characteristics](#)

[Wages by Industry](#)

[Business Size](#)

[Retail Sales](#)

[Minority, Women and Small Business](#)

[Section 3](#)

[Strategic Plan](#)

[Geographic Priorities](#)

[Priority Needs](#)

[Goals](#)

[Barriers to Affordable Housing](#)

[Homelessness Strategy](#)

[2025 Annual Action Plan](#)

[Contingencies](#)

[Expected Resources](#)

[2025 Action Plan Summary](#)

EXECUTIVE SUMMARY

The City of Longview (City) receives Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD). The cities of Longview and Kelso have formed a consortium to receive HOME Investment Partnership (HOME) funding from HUD. A requirement for receipt of these funds is to prepare a Consolidated Plan covering a five-year period. The goal of the Consolidated Plan is to develop viable urban communities by providing decent housing, suitable living environments, and expanding economic opportunities, principally for low- and moderate-income persons.

In the production of affordable housing and services to low- and moderate-income persons, HUD's Consolidated Plan has always been intended to look at partnerships across different levels of government, the private sector and non-profit organizations. The pattern of reduced CDBG and HOME funds necessitates identifying needs and existing resources available in other sectors now more than ever.

The Consolidated Plan includes four basic parts:

- 1) **Needs Assessment** – this part provides a clear picture of a jurisdiction's needs related to affordable housing, special needs housing, community development, and homelessness. From this assessment, the highest priority needs identified by the community will form the basis for the Strategic Plan that outlines the programs and projects to be funded with CDBG funds and other resources included in the plan.
- 2) **Market Analysis** – this part describes the significant characteristics of the housing market, including the supply, demand, condition and cost of housing. Included will be:
 - Estimates for lead-based paint hazards;
 - Identified public and assisted housing;
 - Inventoried facilities, housing and services for homeless persons;
 - Described housing stock available to serve persons with disabilities and other low- to moderate-income special needs; and
 - Identified barriers to affordable housing.
- 3) **Strategic Plan** – this part identifies the priority needs for the city and describes strategies that the City will undertake to serve the priority needs.
- 4) **Action Plan** – the City must complete an Annual Action Plan (AAP) that summarizes the activities and projects that will take place during the year to address the priority needs and goals identified in the Strategic Plan.

The priority needs identified in this Consolidated Plan are as follows:

- 1) Housing
 - Additional housing supply
 - Existing housing stock preserved and improved
 - Additional economic opportunities for low-income households to pay for housing
- 2) Homeless Housing
 - Additional supply of permanent housing for those persons previously homeless
 - Improved outcomes to permanent housing from emergency shelters or transitional housing
- 3) Community Development
 - Existing housing stock preserved and improved
 - Improvements to low-income neighborhoods to reduce the concentration of poverty
- 4) Special Needs
 - The housing and health needs of the senior population
 - The needs of those persons with a disability
 - Services and facilities for at-risk youth

The following goals address the priority needs:

Goal 1: Increase Affordable Housing Supply

- Housing for those without homes including chronically homeless, families, veterans, and those fleeing domestic violence
- Rental housing affordable to extremely to very low-income households (<30% AMI to 60% AMI)
- Home ownership for moderate-income and workforce households

Goal 2: Preserve and Improve Existing Housing Supply

- Ensuring that the housing is safe by addressing structural defects, roofing, electrical hazards, water or sewer services, or lead-based paint
- Ensuring that the housing is efficient by addressing weatherization, mechanical equipment and household appliances
- Ensuring that the housing is accessible to those with disabilities

Goal 3: Provide Services to Improve Housing and Economic Outcomes

- Ensuring that housing for chronically homeless or those with co-occurring disorders, are provided supportive services
- Addressing gaps in services provided in the community which improve the economic condition of low-income households

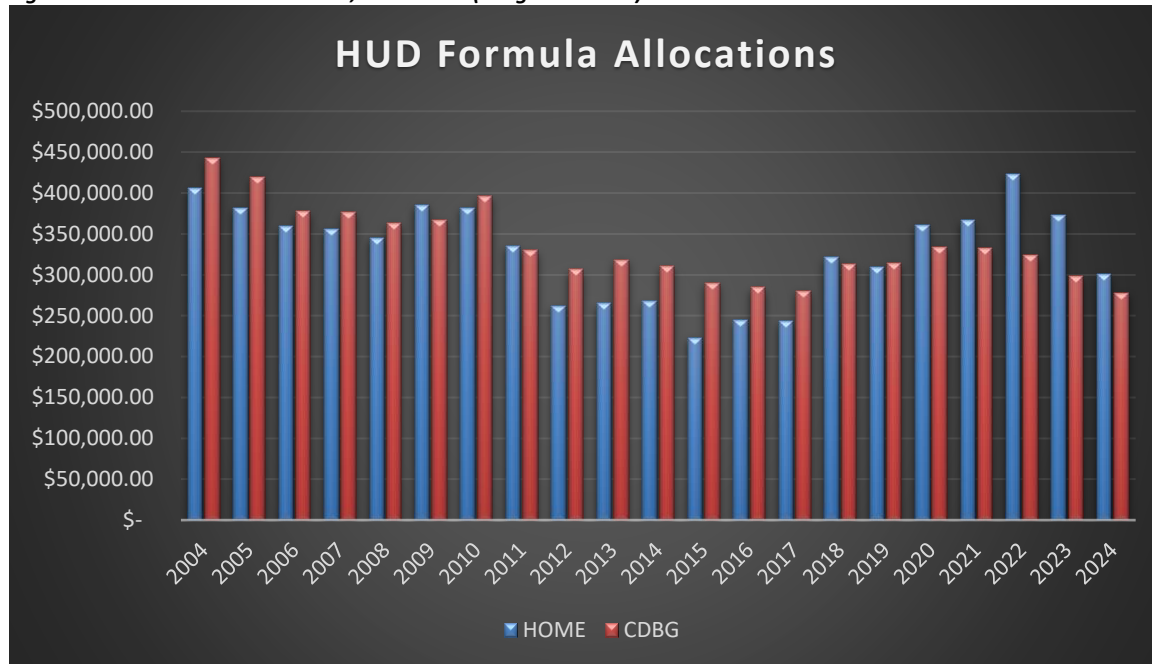
Goal 4: Provide Public Facilities and Improvements

- Sidewalks to ensure safe walking paths to schools, bus routes and services
- Bus stops and shelters
- Neighborhood parks
- Water and sewer service

ANTICIPATED RESOURCES

Longview and Kelso have seen their allocation of CDBG and HOME funds decline over the years. The impact of these reduced funds is even more pronounced when considering the impact of inflation in those twenty years.

Figure 1: HUD Formula Allocations, 2004-2024 (Longview-Kelso)



SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM_OFFICES/COMM_PLANNING/BUDGET](https://www.hud.gov/program_offices/comm_planning/budget)

The following table shows anticipated CDBG and HOME allocations over five years.

Table 1: Anticipated Resources, 2025-2029

	2025	2026	2027	2028	2029	TOTAL
CDBG Allocation	333,716	332,787	330,000	330,000	330,000	1,656,503
HOME Allocation	360,974	366,284	364,000	364,000	364,000	1,819,175
TOTALS	\$694,607	\$699,071	\$694,000	\$694,000	\$694,000	\$3,475,678

ELIGIBLE ACTIVITIES

These anticipated resources can be used for the following eligible activities of the CDBG and HOME programs.

What can CDBG funds be used for?

- Acquisition of Real Property – often an interim step to address blight or physical decay
- Public Facilities and Improvements – cannot be used for the general conduct of government except to remove barriers that restrict mobility and accessibility
- Clearance – could be used to demolish buildings and improvements and removal of environmental contaminants
- Public Service – must be a new service or a quantifiable increase in level of service, and limited to 15% of annual grant and program income

- Rehabilitation – can be used to rehabilitate property
- New Housing Construction – cannot be used for housing but for other eligible activities, such as public improvements (e.g. sidewalks, water, sewer)
- Code Enforcement – limited to areas that are deteriorating in a low- and moderate-income neighborhood
- Economic Development and Microenterprise Assistance – improvements or assistance tied to public benefit for low-income persons
- Homeownership Assistance – fund to help assist in purchase of a home
- Planning and Administration – limited to 20% of annual grant and program income

What can HOME funds be used for?

- Tenant-based rental assistance – assisting with rent
- Homeownership Assistance – funds to help assist in the purchase of a home
- Rental Housing – funds to assist with creating new rental housing

HOME AMERICAN RESCUE PLAN FUNDS

The Longview-Kelso HOME Consortium was allocated **\$1,326,277** in HOME American Rescue Plan (ARP) funds to help communities create affordable housing and services for people experiencing or at risk of experiencing homelessness. These funds were granted to new housing projects and supportive services.

- Eligible populations:
 - Homeless (McKinney definition)
 - At risk (McKinney definition)
 - Fleeing or attempting to flee domestic violence, dating violence, stalking, sexual assault, or human trafficking
 - Other populations for whom supportive services or assistance would prevent the family's homelessness or serve those at risk of housing instability.
 - Veterans and families that include a veteran family member that meets one of the preceding criteria.
- Eligible activities:
 - Tenant Based Rental Assistance
 - Development of affordable housing pursuant to NAHA.
 - Supportive services to qualifying individuals or families not already receiving such services, including:
 - Activities listed in McKinney Vento Act (CoC services)
 - Housing counseling, and
 - Homeless prevention services
 - Acquisition and development of non-congregate shelter units to be used as:
 - Permanent affordable housing (HOME)
 - Permanent housing (McKinney Vento)
 - Emergency shelter (McKinney Vento)
 - Non-congregate shelter
- Waivers/statutory suspensions:
 - No match, commitment deadline, CHDO set-aside or max. per unit subsidy limit
 - Up to 15% for admin. and planning set aside
 - Up to 5% operating assistance to CHDOs and other nonprofits carrying out activities
- Up to an additional 5% for capacity building

COMMUNITY PROFILE

The following section provides a profile of Longview and Kelso's population, households, age, sex, race and ethnicity, economic characteristics, travel time to work and education.

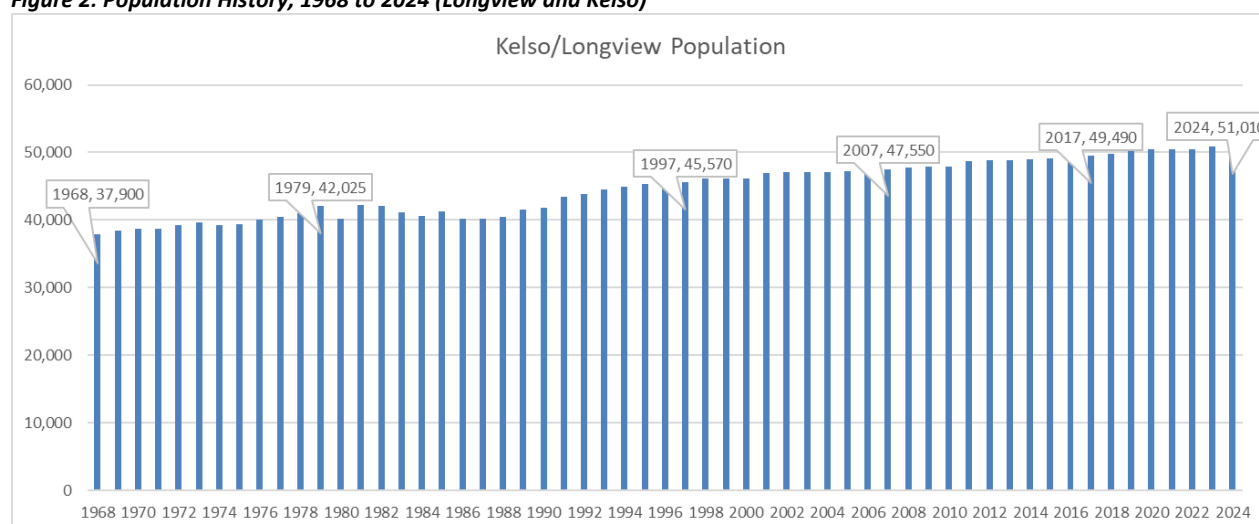
POPULATION AND GROWTH

Longview and Kelso's population growth has been minimal but steady since the mid-80s.

Current and Historic Population Estimates

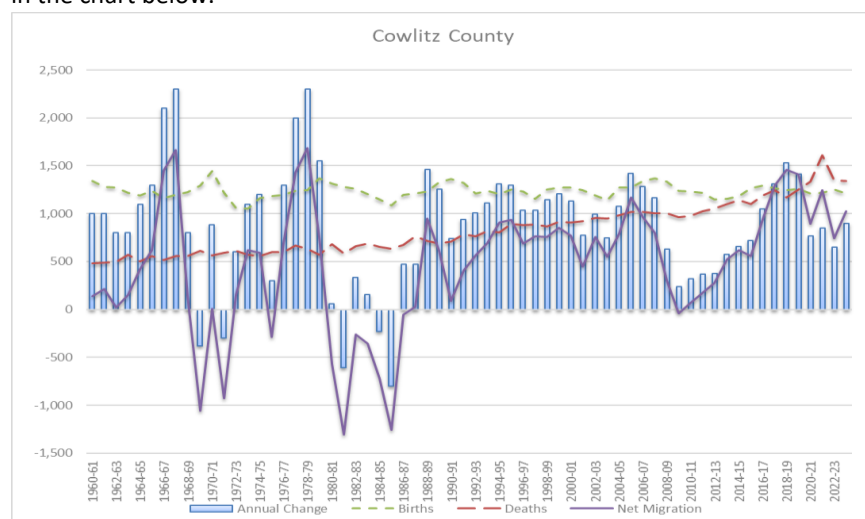
The Washington State [Office of Financial Management](#) (OFM) estimates Longview and Kelso's combined population on April 1, 2024 at 51,010 people.

Figure 2: Population History, 1968 to 2024 (Longview and Kelso)



SOURCE: OFFICE OF FINANCIAL MANAGEMENT POSTCENSAL ESTIMATES OF APRIL 1 POPULATION AND DECENNIAL CENSUS COUNTS OF POPULATION FOR 1970, 1980, 1990, 2000, AND 2010.

Longview and Kelso's growth has increased around 1.0 % annually in the past decade but has shown an increase in the past couple of years. The largest component of population change in Cowlitz County is net migration, as shown in the chart below.



Future Population and Housing Allocations

Cowlitz County and the cities of Longview and Kelso are not required to fully plan under the Growth Management Act. Washington State does provide [population growth projections](#) for Cowlitz County. The medium forecast projects the population in Cowlitz County to increase by 16,870 from 2025 to 2050.

Currently Longview's population is about 34 percent of the County's population according to the Office of Financial Management's Postcensal estimates. Kelso's population is about 11 percent of the County's population. Using this information along with Projections of Total Resident Population from the Office Financial Management, Longview and Kelso will need to add over 5,000 housing units by the year 2050. The housing estimates are estimated by the Department of Commerce's Housing for All Planning Tool.

Table 2: 2050 Estimated Population and Housing Need

	2024 (OFM)	2050	Growth/ Demand	Supportive Housing Units Needed by 2050
Population				
Longview	38,230	44,537	6,307	
Kelso	12,780	14,409	1,629	
Total Population	51,010	58,946	7,936	
Housing Units				
Longview	16,478	20,425	2,500	1,447
Kelso	5,217	6,494	809	468
Total Housing	21,695	23,780	3,309	1,915

SOURCE: OFFICE OF FINANCIAL MANAGEMENT POSTCENSAL ESTIMATES OF APRIL 1 POPULATION, PROJECTIONS OF THE TOTAL RESIDENT POPULATION FOR GROWTH MANAGEMENT, WASHINGTON STATE DEPARTMENT OF COMMERCE HOUSING FOR ALL PLANNING TOOL.

HOUSEHOLDS AND FAMILIES

The share and number of nonfamily households are increasing in Longview and Kelso, while married-couple family households are decreasing.

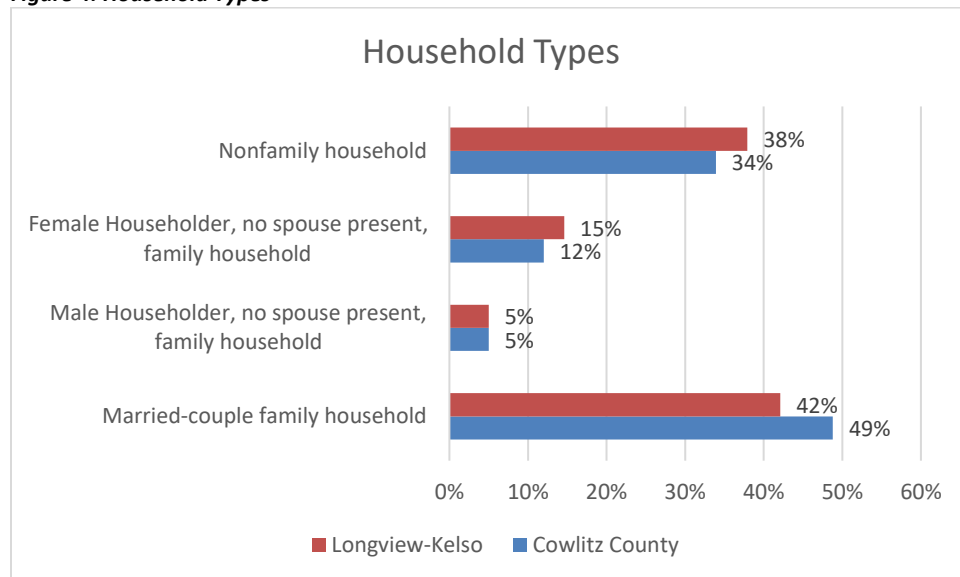
Table 3: Household Composition, 2010 to 2023 (Longview - Kelso)

Households and Families	2010 Estimate	2010 Percent	2023 Estimate	2023 Percent
Married-couple family household	11,749	45.7%	11,482	42.1%
Male householder, no wife present, family household	1,356	5.2%	1,442	5.4%
Female householder, no husband present, family household	3,258	12.7%	3,993	14.6%
Nonfamily household	9,371	36.4%	10,341	37.9%
Totals	25,734		27,258	

SOURCE: ACS (S1101)

Longview and Kelso have a much larger share of households being nonfamily than Cowlitz County.

Figure 4: Household Types



SOURCE: ACS 2023 (S1101)

AGE AND SEX OF POPULATION

The median age for Longview is 39.1 and 38.4 for Kelso. There are more women (51.3%) than men (48.7%) in the two cities.

As can be seen in **Table 4**, there are some age cohorts that show net decline in population. These declines can reflect economic and other conditions in Longview and Kelso. For example, the increase in middle-age populations, coupled with the increase in 25 to 39 years of age, could reflect that the city is attracting younger individuals seeking more affordable housing than cities closer to Portland or Vancouver.¹

Table 4 also shows the significant aging of the population (60 to 74 years of age) in Longview-Kelso. Housing choices and services can drastically change as these “baby boomers” continue to age.

Table 4: Population by Age and Sex (2019) with net change from 2000 and 2010 (Longview-Kelso)

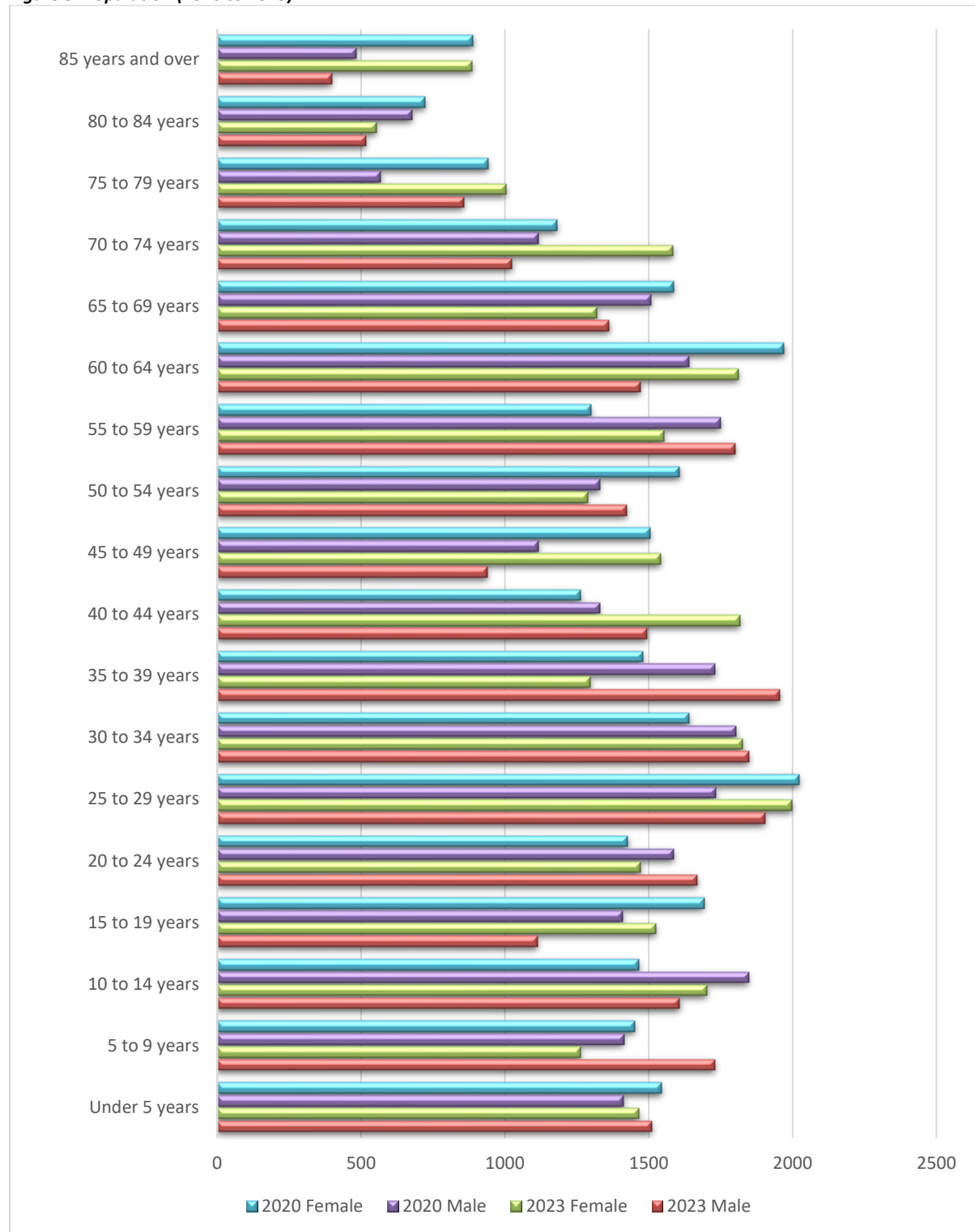
AGE	2023 Population by Age and Sex				Total Population Change by Age		
	Male	Female	Total	Percent of Total	Change (2010 to 2019)	Change (2019 to 2023)	Change (2010 to 2023)
Total population	24,628	25,905	50,533		1,070	890	890
AGE							
Under 5 years	1,510	1,465	2,975	5.9%	-142	-406	-548
5 to 9 years	1,731	1,262	2,993	5.9%	-280	121	159
10 to 14 years	1,608	1,703	3,311	6.6%	-66	329	263
15 to 19 years	1,114	1,525	2,639	5.2%	-397	-213	-610

¹ The decline in school-age population may not align with school district enrollment, as school districts include areas outside the city limits of Longview or Kelso.

AGE	2023 Population by Age and Sex				Total Population Change by Age		
	Male	Female	Total	Percent of Total	Change (2010 to 2019)	Change (2019 to 2023)	Change (2010 to 2023)
20 to 24 years	1,668	1,472	3,140	6.2%	-169	-15	-184
25 to 29 years	1,906	1,998	3,904	7.7%	466	254	720
30 to 34 years	1,848	1,827	3,675	7.3%	130	519	649
35 to 39 years	1,956	1,296	3,252	6.4%	279	185	464
40 to 44 years	1,493	1,817	3,310	6.6%	-307	753	446
45 to 49 years	940	1,541	2,481	4.9%	-720	13	-707
50 to 54 years	1,423	1,287	2,710	5.4%	-295	-351	-646
55 to 59 years	1,800	1,552	3,352	6.6%	150	49	199
60 to 64 years	1,471	1,812	3,283	6.5%	647	-261	386
65 to 69 years	1,363	1,320	2,683	5.3%	1,106	-563	543
70 to 74 years	1,025	1,583	2,608	5.2%	559	451	1,010
75 to 79 years	857	1,005	1,862	3.7%	-137	608	471
80 to 84 years	517	553	1,070	2.1%	239	-394	-155
85 years and over	398	887	1,285	2.5%	7	-189	-182
Median Age (years)	37.5 (L) 35.0 (K)	40.9 (L) 40.8 (K)	39.1 (L) 38.4(K)		2010: 39.38 (L) 37.7 (K)	2019: 41.1 (L) 35.2 (K)	

SOURCE: U.S. CENSUS BUREAU, 2015-2019 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (S0101) AND U.S. CENSUS BUREAU, 2010 CENSUS (DP-1) AND 2000 CENSUS (P012)

Figure 5: Population (2020 to 2023)



SOURCE: AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (S0101)

RACE/ETHNICITY

Persons who identify as having two or more races has largely increased Longview-Kelso since 2010, as well as the number of Hispanic or Latino persons.

Race

Longview and Kelso are gradually becoming more racially diverse.

Table 5: Race (2000 to 2023) – Longview and Kelso

RACE	Estimates			Percent of Total Pop		
	2000	2010	2023	2000	2010	2023
One race	45,220	46,415	45,236	97.1%	95.6%	89.5%
White	41,689	41,661	42,134	89.5%	85.8%	83.4%
Black or African American	346	430	539	0.7%	0.9%	1.1%
American Indian and Alaska Native	854	880	475	1.8%	1.8%	0.9%
Asian	865	980	808	1.9%	2.0%	1.6%
Native Hawaiian and Other Pacific Islander	70	130	33	0.2%	0.3%	0.1%
Other	1,396	2,334	1,247	3.0%	4.8%	2.5%
Two or more races	1,335	2,158	5,297	2.9%	4.4%	10.5%

SOURCE: CENSUS SUMMARY FILES FOR 2000 & 2010 (DP-1); ACS 2015-2019 (DP-5); ACS 2023 DATA PROFILE (DP-5)

Hispanic or Latino (of any race)

There has been a significant increase in the Hispanic or Latino population since 2000 and 2023.

Table 6: Hispanic or Latino Population (2000 to 2023) – Longview and Kelso

HISPANIC OR LATINO AND RACE	2000	2010	2023	2000	2010	2023
Hispanic or Latino (of any race)	2,841	4,917	5,668	6.1%	10.1%	11%
Mexican	2,241	4,067	4,485	4.8%	8.4%	8.9%
Puerto Rican	60	106	59	0.1%	0.2%	0.1%
Cuban	23	28	66	0.0%	0.1%	0.1%
Other Hispanic or Latino	517	716	1,058	1.1%	1.5%	2.1%

SOURCE: CENSUS SUMMARY FILES FOR 2000 & 2010 (DP-1); ACS 2015-2019 (DP-5); ACS 2023 DATA PROFILE (DP-5)

ECONOMIC CHARACTERISTICS

53.7% of Longview-Kelso's labor force is 16 years and over. The median household income² for Longview is \$60,844 (Kelso is \$59,462) and the median family income³ for Longview is \$77,239 (Kelso is \$65,765).

Income

HUD publishes income limits for the Longview MSA, which is the same geography as Cowlitz County. The 2025 income limits are shown in the table below.

Table 7: 2025 HUD Income Limits (Longview MSA)

FY 2025 Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
Very Low (50%) Income Limits	37,950	42,700	47,400	51,200	55,000	58,800	62,600	62,600
Extremely Low (30%) Income Limits	22,800	26,650	32,150	37,650	43,150	48,650	54,150	54,150
Low (80%) Income Limits	60,700	68,300	75,850	81,950	88,000	94,100	100,150	100,150

SOURCE: FY 2025 INCOME LIMITS DOCUMENTATION SYSTEM

Table 8 below shows the number of households and families by income in Longview and Kelso.

Table 8: Household and Family Income (Longview-Kelso)

INCOME AND BENEFITS (IN 2023 INFLATION-ADJUSTED DOLLARS)	Estimate	Percent
Total households	21,317	
Less than \$10,000	997	4.7%
\$10,000 to \$14,999	1089	5.1%
\$15,000 to \$24,999	1735	8.1%
\$25,000 to \$34,999	2163	10.1%
\$35,000 to \$49,999	2945	13.8%
\$50,000 to \$74,999	3904	18.3%
\$75,000 to \$99,999	3169	14.9%
\$100,000 to \$149,999	3207	15.0%
\$150,000 to \$199,999	1242	5.8%
\$200,000 or more	866	4.1%
Median household income (dollars)	\$ 60,844 (L)	
	\$ 59,462 (K)	
Families	12,413	
Less than \$10,000	455	3.7%
\$10,000 to \$14,999	259	2.1%

² The Census defines "household income" as the sum of the income of all people 15 years and older living in the household. A household includes related family members and all the unrelated people, if any.

³ The Census defines "family income" as the sum of the income of all family members 15 years and older living in the household. Families are groups of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together. "Householder" is the person, or one of the people, in whose name the home is owned, being bought, or rented.

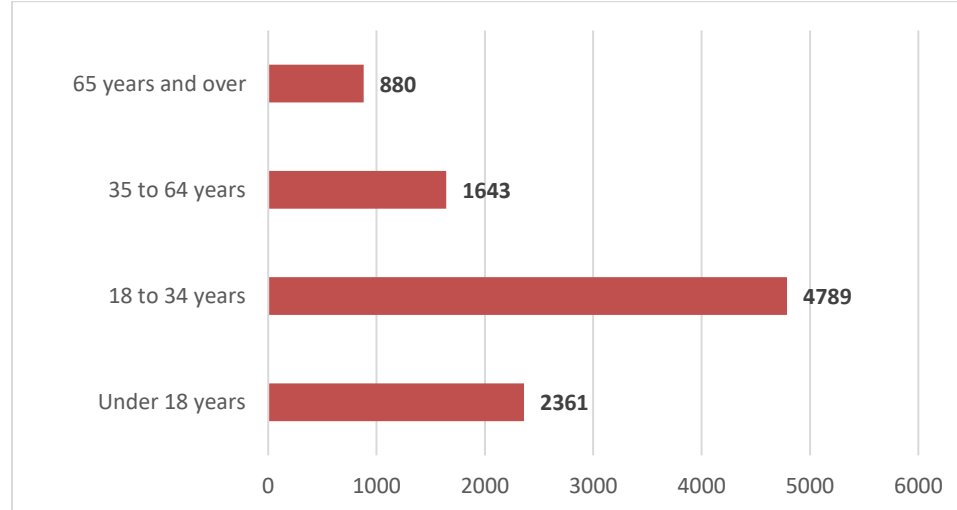
INCOME AND BENEFITS (IN 2023 INFLATION-ADJUSTED DOLLARS)		Estimate	Percent
\$15,000 to \$24,999	676	5.4%	
\$25,000 to \$34,999	882	7.1%	
\$35,000 to \$49,999	1486	12.0%	
\$50,000 to \$74,999	2633	21.2%	
\$75,000 to \$99,999	2009	16.2%	
\$100,000 to \$149,999	2243	18.1%	
\$150,000 to \$199,999	1092	8.8%	
\$200,000 or more	678	5.5%	
Median family income (dollars)	\$ 77,239 (L)		
	\$ 65,765 (K)		

SOURCE: 2023 ACS 5-YEAR ESTIMATES DATA PROFILES (DP03)

Poverty

19% of Longview-Kelso's population is below poverty level.

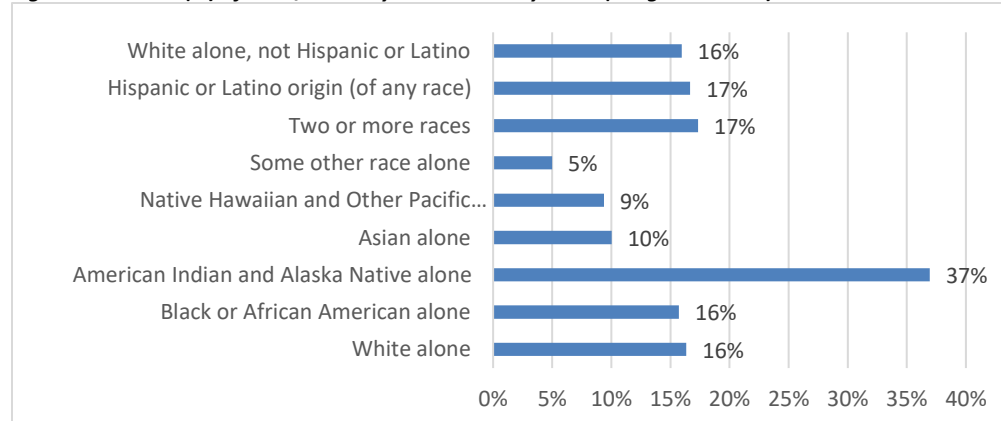
Figure 6: People Below Poverty Level, by Age (Longview-Kelso)



SOURCE: ACS 2023 5-YEAR ESTIMATES SUBJECT TABLE(S1701)

Poverty is more prevalent in some races and ethnicities in Longview-Kelso.

Figure 7: Percent (%) of Race/Ethnicity Below Poverty Level (Longview-Kelso)



SOURCE: ACS 2023 5-YEAR ESTIMATES SUBJECT TABLE(S1701)

TRAVEL TIME TO WORK

The mean travel time to work for Longview residents is 22.6 minutes and 21.4 minutes for Kelso. In comparison, people who work in Wenatchee require 17 minutes to get to work; 21 minutes if you live in Spokane; 25 minutes if you live in Vancouver, WA; and 29 minutes if you live in Everett.

EDUCATION

Education plays a key component in the health and vitality of the community.

Educational Attainment

88% of Longview and Kelso residents have a high school degree or higher. 10% have a bachelor's degree or higher. 42.1% of residents over the age of 25 have a high school diploma/equivalent or less.

Table 9: Educational Attainment (Longview-Kelso)

EDUCATIONAL ATTAINMENT	Estimate	Percent
Population 25 years and over	35,745	
Less than 9th grade	1,321	3.7%
9th to 12th grade, no diploma	2,744	7.7%
High school graduate (includes equivalency)	10,907	30.7%
Some college, no degree	10,694	30.1%
Associate's degree	4,334	12.2%
Bachelor's degree	3,645	10.3%
Graduate or professional degree	1,830	5.2%

SOURCE: ACS 2023 5-YEAR ESTIMATES SUBJECT TABLE (DP02)

School District Reports

Table 10: School District Summary Reports

Report Card	Longview School District	Kelso School District	Washington State	School Year
Enrollment	6,458	5,120	1,104,247	2024-25
Low-Income	65%	63%	44%	2024-25
Met grade standards for:				
English Language Arts	66%	66%	70%	2024-25
Math	59%	55%	62%	2024-25
Science	65%	60%	62%	2024-25
Regular Attendance	70%	72%	73%	2024-25

SOURCE: WASHINGTON OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION

The on-time graduation rate in 2024 for public high school students in Longview is 84% and 91% for Kelso; the graduation rate for the state was 82.8%.⁴

⁴ SOURCE: WASHINGTON STATE OFFICE OF SUPERINTENDENT OF PUBLIC SCHOOLS: DATA AND REPORTS

HOUSING ASSESSMENT

Longview and Kelso have some significant housing needs. The housing stock is older with low rental vacancy rates. As a result, housing costs have increased and placed severe cost burdens on many households, particularly low-income households. The median home prices have doubled in the past seven years, making the dream of home ownership more difficult for low- and moderate-income households. Some of the housing problems and cost burdens disproportionately affect Hispanic or Latino households.

HOUSING STOCK

Longview and Kelso's housing stock is predominantly single-family homes with 2-3 bedrooms.

Units in Structure

Not much has changed since 1980 when approximately 68% of Longview and Kelso's housing stock were single family homes. Nearly 64% of Longview and Kelso's housing stock are 1-unit detached homes. Since 2019, an additional 192 new units in structures with 2+ units were added, as well as completed 14 Accessory Dwelling Units (ADU) of the 20 that were permitted. From 1990 to 2019 only 4 ADUs were completed between both cities. This showing a trend of increased usage of ADUs, perhaps due to single-family home price affordability.

Table 11: Units in Structure (Longview-Kelso)

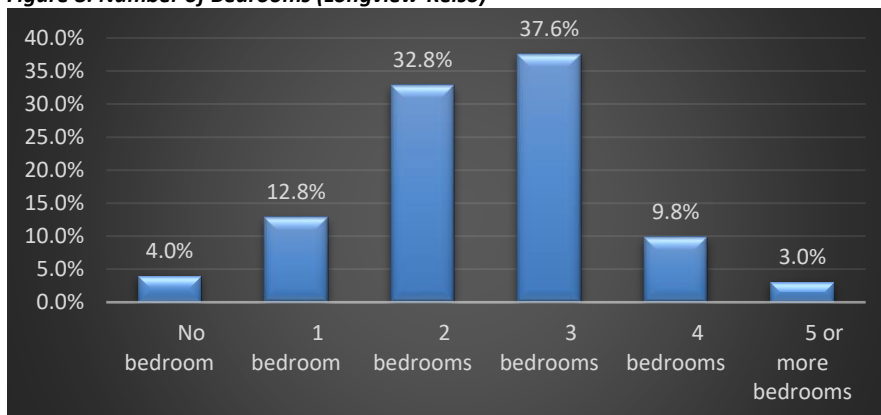
UNITS IN STRUCTURE	Estimate	Percent
Total housing units	22,471	
1-unit, detached	13,664	60.8%
1-unit, attached	689	3.1%
2 units	993	4.4%
3 or 4 units	1,012	4.5%
5 to 9 units	1,181	5.3%
10 to 19 units	1,597	7.1%
20 or more units	2,267	10.1%
Mobile home	971	4.3%
Boat, RV, van, etc.	97	0.4%

SOURCE: ACS 2023 5-YEAR ESTIMATES SUBJECT TABLE (DP04)

Number of Bedrooms

32% of Longview-Kelso's housing stock has 2-bedrooms and 37% has 3-bedrooms.

Figure 8: Number of Bedrooms (Longview-Kelso)



SOURCE: ACS 2023 5-YEAR ESTIMATES SUBJECT TABLE (DP04)

HOUSING TENURE AND HOUSEHOLD SIZE

The number of owner-occupied housing units in Longview-Kelso is increasing. It is estimated that 53% of the housing units are owner-occupied, up from 2% eight years earlier.

Table 12: Housing Tenure (Longview-Kelso)

HOUSING TENURE	2015-2019 ACS		2023 ACS Data Profiles	
	Estimate	Percent	Estimate	Percent
Occupied housing units	20,660	(X)	21,317	(X)
Owner-occupied	10,709	51.8%	11,300	53%
Renter-occupied	9,951	48.2%	10,017	47%
Average household size of owner-occupied unit	2.23	(X)	2.47	(X)
Average household size of renter-occupied unit	2.32	(X)	2.21	(X)

SOURCE: AMERICAN COMMUNITY SURVEY (DP04)

PUBLIC AND ASSISTED HOUSING INVENTORY

Federal, state and local funds are used to assist in the development and preservation of housing for low-income households. Federal and state funding sources include U.S. Dept. of Housing and Urban Development (HUD), Washington State Housing Finance Commission (WSHFC), and Washington State Housing Trust Fund (HTF). Many projects will get funding assistance from multiple sources.

HUD and Other Federal Housing

The following properties receive HUD funding assistance through one of HUD's multifamily or Section 8 contracts.

Table 13: Housing Inventory, Federally Funded Projects

Project Name	Address	Assisted Units
Crescent Terrace	910 9TH Ave, Longview	15
Fremont Village	1416 3RD Ave, Longview	31
Parkland Terrace	3133-A Maryland, Longview	52
Somerset Retirement Apartments & Assisted Living	2025 Tibbetts Drive, Longview	59
Westgate Terrace Apartment	2024 Tibbetts Dr, Longview	101
Westpointe Townhomes	2-44 Westpointe Drive, Longview	0
TOTALS:		258

SOURCE: HUD (https://www.hud.gov/program_offices/housing/mfh/hsgrent/mfhpropertysearch)

Washington State Housing Finance Commission

The Washington State Housing Finance Commission (WSHFC) provides housing funds through several sources, including competitive federal housing tax credits, bonds, and other financing. The following projects are included in WSHFC's multifamily inventory.

Table 14: Housing Inventory, WSHFC Multifamily Funded Units

Project Name	Address	Total Units	Low-Income Units
Parkland Terrace Apartments	3133 Maryland St., Longview	52	51
Westgate Terrace Apartments	2024 Tibbetts Dr., Longview	101	100
Country Run Apartments	1187 West Side Highway, Kelso	100	99
New Westside Terrace	1200 17th Ave, Longview, Kelso	60	58
Monticello Park	605 Broadway, Longview	144	29
Villa San Martin	2623 Abbotsford Loop, Kelso	26	25
Cowlitz Terrace	812 S. 8th Ave., Kelso	19	15
Hemlock Court	1700 Hemlock St, Longview	47	46
Blue Thistle Villa	1104 Walnut St.	32	32
Freemont Village	1416 3rd Ave. & 910 9th Ave.	31	7
	TOTALS	612	423

SOURCE: WSHFC ([HTTP://WSHFC.ORG/MANAGERS/OTHER/CURRENTMULTIFAMILYPROPERTIES.XLSX](http://WSHFC.ORG/MANAGERS/OTHER/CURRENTMULTIFAMILYPROPERTIES.XLSX))

Housing Vouchers

The Housing Authority of the City of Longview, dba Housing Opportunities of SW Washington (HOSWWA), provides HUD vouchers that assist low-income households with the cost of housing and utilities. As of June 17th, 2025, the waiting list for Housing Choice Vouchers is closed with approximately 421 families on the list, and the waiting list for non-elderly, disabled (NED) Housing Choice Vouchers is closed with 3 families on the list.

One of the special purpose vouchers administered by the Housing Authority is the Veterans Affairs Supportive Housing (VASH) Program. Low-income veterans who are eligible for VASH receive a specialized Housing Choice Voucher to be used at the rental of their choosing. Since 2006, Housing Opportunities of SW Washington has worked closely with Veteran Affairs to assist homeless veterans with housing and supportive services by partnering with VFW, Disabled American Vets, Veteran Affairs and many more.

Housing Opportunities of SW Washington has a program called Section 8 Advantage (S8A). S8A is a HUD program that enables families, assisted with the Housing Choice Voucher program NED, VASH and Project Based Voucher Programs, to increase their earned income by obtaining or advancing employment opportunities and building financial assets as their household earned income increases from employment. Participation generally lasts five years.

Table 15: Section 8 and other HUD rental vouchers, HOSWWA & Kelso Housing Authority

Total vouchers	Project based	Tenant Based	Special Purpose Voucher			
			VASH	Family Unification Program	Non-elderly Disabled (NED)	Mainstream (Homeless, Non-elderly Disabled)
1,687	225	1,462	63	25	435	133
312		312				

SOURCE: PIC (PIH INFORMATION CENTER) OR [HTTPS://PIC.HUD.GOV/PIC/HAPROFILES/HAPROFILELIST.ASP](https://PIC.HUD.GOV/PIC/HAPROFILES/HAPROFILELIST.ASP)

LINE 1 IS HOSWWA AND LINE 2 IS KELSO HOUSING AUTHORITY

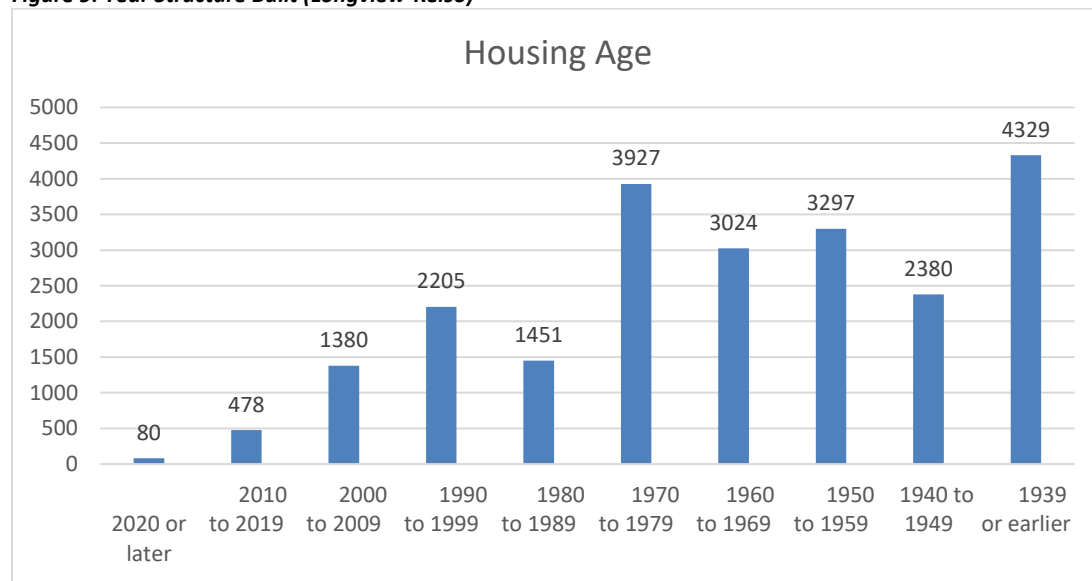
HOUSING PROBLEMS

Some of the housing problems in Longview and Kelso consist of housing stock that is aging, including homes that might contain lead-based paint with children 6 or younger present.

Age of Housing

75 percent of Longview and Kelso's housing stock was built before 1980.

Figure 9: Year Structure Built (Longview-Kelso)



SOURCE: ACS 2023 5-YEAR ESTIMATES SUBJECT TABLE (DP04)

Substandard Housing

The number of housing units which lack complete plumbing or kitchen facilities are shown below by income and tenure.

Table 16: Substandard Housing, Number of Units by Tenure (Longview-Kelso)

	2013-2017 Owner	2013-2017 Renter	2017-2021 Owner	2017-2021 Renter
Income				
<= 30% HAMFI ⁵	15	160	15	124
>30% to <=50% HAMFI	0	105	20	205
>50% to <=80% HAMFI	4	55	0	4
>80% to <=100% HAMFI	0	35	25	0
>100% HAMFI	30	45	15	170
Total	74	400	85	503

SOURCE: 2013-2017 CHAS DATA & 2017-2021 (TABLE 3)⁶

⁵ "HAMFI" means HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. For CHAS background, go to https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html.

⁶ "CHAS" data (Comprehensive Housing Affordability Strategy) is custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau received by HUD. The most recent data released is for the 2013-2017 period. Go to <https://www.huduser.gov/portal/datasets/cp.html>.

Overcrowded Housing

Having more than one person per room in a residence is considered overcrowding. Households with greater than 1.5 persons per room is considered by HUD as a severe housing problem.

Table 17: Overcrowded Housing by Tenure (Longview-Kelso)

Income	2013-2017 Owner	2013-2017 Renter	2017-2021 Owner	2017-2021 Renter
<= 30% HAMFI	0	4	20	0
>30% to <=50% HAMFI	10	65	0	4
>50% to <=80% HAMFI	15	20	0	14
>80% to <=100% HAMFI	0	0	0	0
>100% HAMFI	10	10	145	45
Total	35	99	165	63

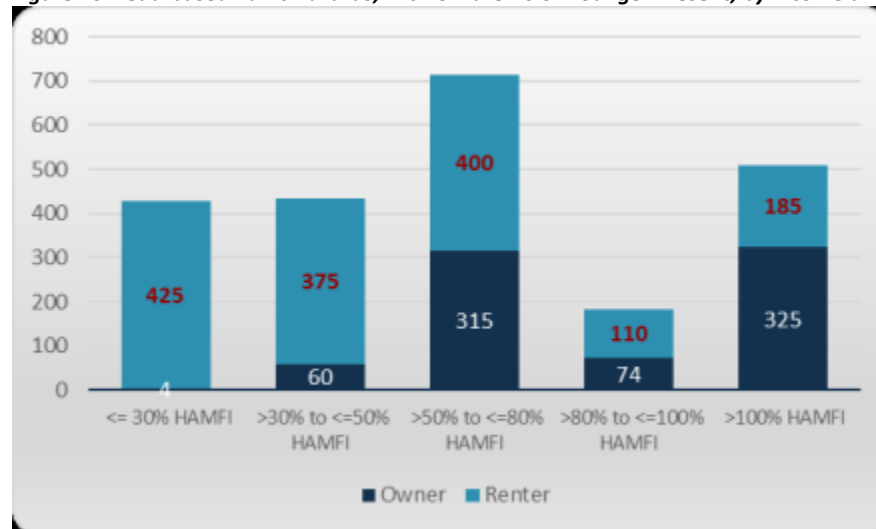
SOURCE: 2013-2017 CHAS & 2017-2021 DATA (TABLE 3)

Lead-Based Paint

Housing units built before 1980 may have paint that contains lead, which can pose a serious health hazard, particularly to children. In federally assisted housing, community development, and loan guarantee programs, HUD is authorized to require lead-based paint hazard control measures. Title X required that each federally assisted project less than \$25,000 per unit must reduce lead-based paint hazards through interim control or, if chosen, abatement. Federally assisted rehabilitation projects more than \$25,000 per unit must abate lead-based paint hazards; limited exceptions apply.

Approximately seventy-seven percent (77%) of Longview and Kelso's housing stock was built before 1980, indicating a substantial number of homes with potential lead-based paint hazards. The following chart estimates the number of households with children 6 or younger living in structures that might have lead-based paint hazards.

Figure 10: Lead-based Paint Hazards, with Children 6 or Younger Present, by Income and Tenure (Longview-Kelso)



SOURCE: 2013-2017 CHAS DATA (TABLE 3)

HOUSING COSTS

From home sales to rental costs, the increases in housing costs are putting additional pressure on most households, but particularly low-income households.

Home Prices

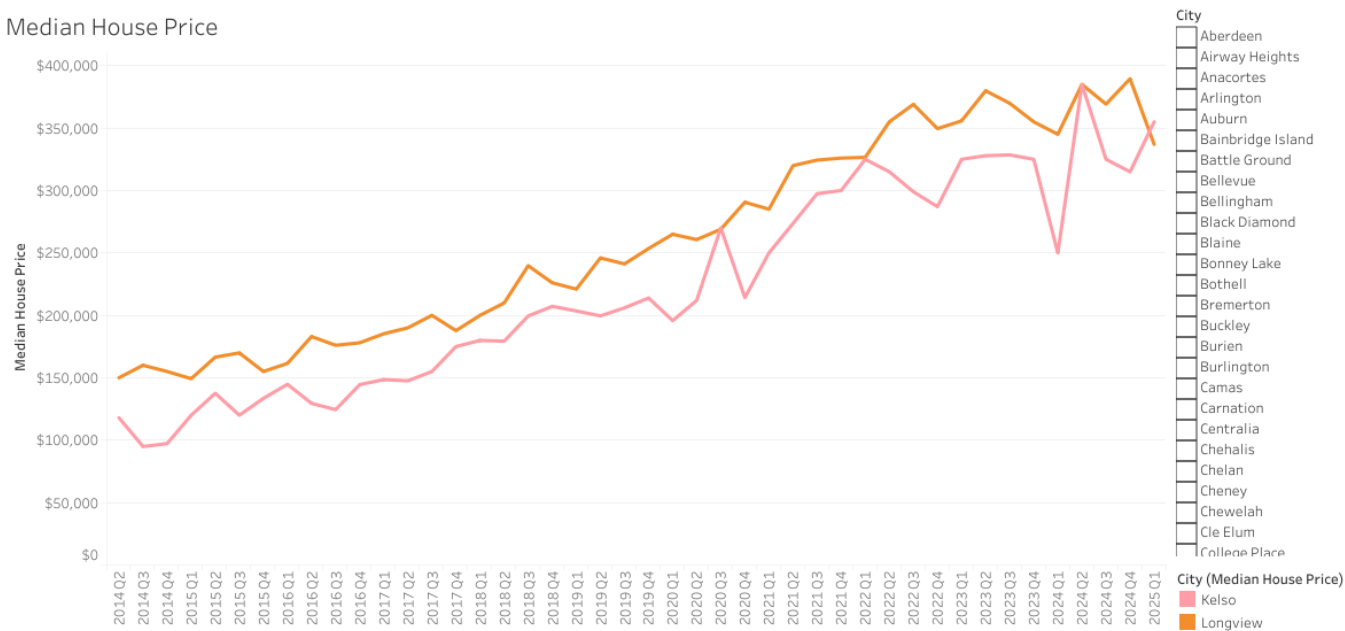
Single family home values have risen more than \$175,000 since 2017. The median price for homes in Cowlitz County in 2020 was \$307,500. Zillow data shows this amount increasing in 2024 to over \$350,000 in Longview.

Table 18: Median Home Prices (Cowlitz County)

	2017	2018	2019	2020	2021	2022	2023	2024
Cowlitz	225,600	246,900	275,200	307,500	362,100	383,200	397,500	406,500

SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH <https://wcrer.be.uw.edu/wp-content/uploads/sites/60/2025/02/HMR-4Q2024-ANNUAL-MEDIANS.PDF>

Figure 11: Single Family Home Values, 2014 to March 2025 (Longview-Kelso)



SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH

Rent

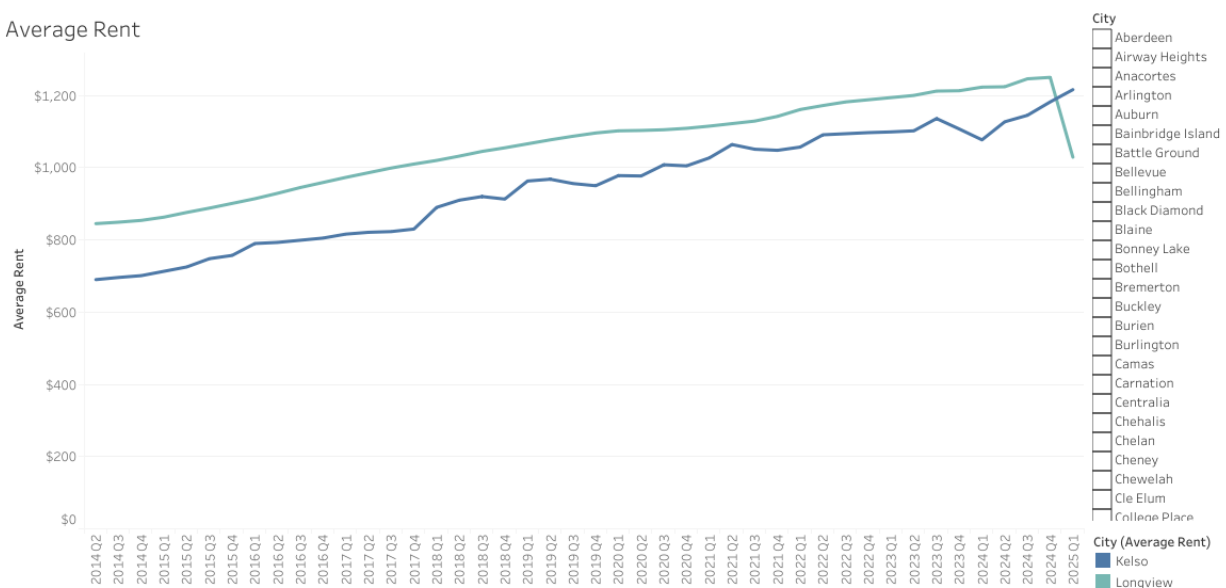
As can be seen in **Table 19** below, vacancy rates and average rent has declined since 2022. The average rent for a 1-bedroom apartment in the winter of 2022 was \$1,013; in the beginning of 2025, the survey shows rent for a 1-bedroom apartment has decreased, but so have vacancy rates especially for 1-bedroom units.

Table 19: Apartment Market Survey Snapshots (Cowlitz County)

Time Period/Unit Type	Average Rent	Vacancy Rate
Q1 2025		
1-bedroom apartments	\$ 980	1.6%
2-bedroom apartments	\$ 1,198	4.7%
All apartment units	\$1,108	2.4%
Q4 2022		
1-bedroom apartments	\$ 1,013	5.1%
2-bedroom apartments	\$ 1,375	4.3%
All apartment units	\$ 1,211	3.9%

SOURCE: WASHINGTON STATE APARTMENT MARKET REPORT, WASHINGTON CENTER FOR REAL ESTATE RESEARCH
<https://wcrer.be.uw.edu/archived-reports/>

Figure 12: Apartment Market Survey, Fall (Cowlitz County)



SOURCE: WASHINGTON STATE APARTMENT MARKET REPORT, WASHINGTON CENTER FOR REAL ESTATE RESEARCH

The Q1 2025 market report shows a **2.4% vacancy rate** for all apartment units and **1.6%** for 1-bedroom apartments in the Cowlitz County market area, a rate generally agreed to being very unhealthy.

HOUSING COST BURDEN

Housing cost burden is defined as paying more than 30% of household income for housing (rent or mortgage, plus utilities). Severe housing cost-burden is defined as paying more than 50% of household income for housing.

Approximately 34% of Longview and Kelso households pay more than 30% of their income for housing; about 15% are severely cost-burdened, paying more than 50% of their income towards housing. The households most impacted by the cost of housing are low-income renters.

Table 20: Housing Cost Burden by Income and Tenure, Number of Households (Longview-Kelso)

Housing Cost Burden	Owner	Renter	Total	Percent
Cost Burden <=30%	8,445	5,125	13,570	64.6%
Cost Burden >30% to <=50%	1,495	2,550	4,045	19.3%
Cost Burden >50%	1,020	2,199	3,219	15.3%
Cost Burden not available	40	125	165	0.8%
Total	11,000	9,999	20,999	

SOURCE: 2017-2021 CHAS SUMMARY DATA

Income and Housing Cost

Like many areas, income is not keeping pace with housing costs. A variety of data sources will show this. The following data from the Runstad Center for Real Estate for housing costs, and the American Community Survey for median household income, show the gap is widening.

Table 21: Change in Housing Cost Compared to Income (Cowlitz)

	2019	2024	Change
Median Home Price	275,200	406,500	47.7%
Avg. Rent (1-bed)	729	1,084	48.7%
Household Income	56,801	74,740	31.5%

SOURCE: RUNSTAD DEPARTMENT OF REAL ESTATE, UNIVERSITY OF WASHINGTON
AND U.S. CENSUS BUREAU, AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES
(DP03)

Housing Cost Burden for Renters

Approximately 47% of all rental households pay more than 30% of their income on housing costs, and 22% are severely cost-burdened. The lowest income households are most impacted. 32% of the low-income rental households (<=80% AMI) are severely cost-burdened.

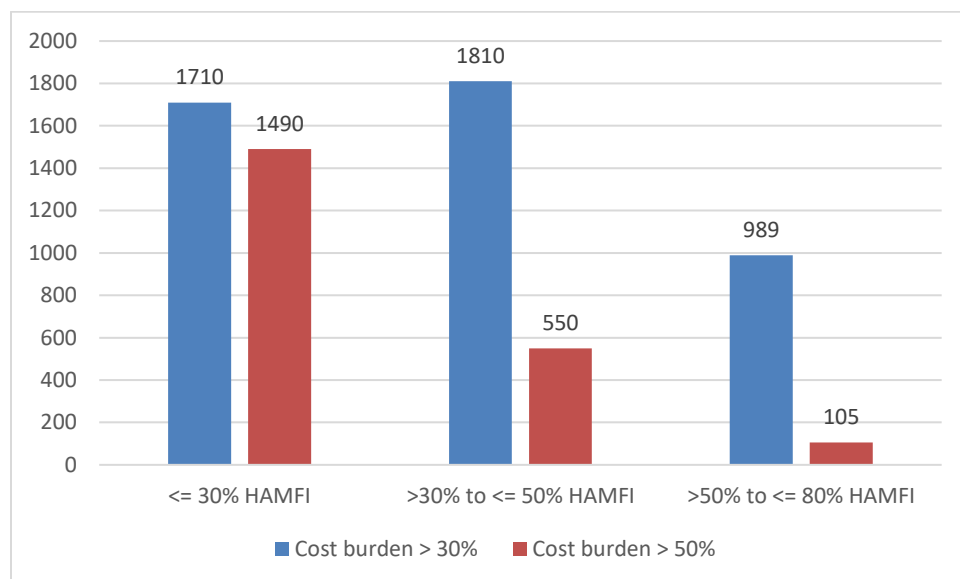
When a low-income household is severely cost-burdened, it indicates that the household has less income for other essential needs, like transportation, health care, food and education; it is also an indicator of being at risk of homelessness.

Table 22: Housing Cost Burden for Renters (Longview-Kelso)

Household Income	Cost burden > 30%	Cost burden > 50%	Total Universe Rental Households
<= 30% HAMFI	1,710	1,490	2,210
>30% to <=50% HAMFI	1,810	550	1,985
>50% to <=80% HAMFI	989	54	2,380
>80% to <=100% HAMFI	135	105	985
>100% HAMFI	60	0	2,435
Total	4,704	2,199	9,995

SOURCE: 2017-2021 CHAS SUMMARY DATA

Figure 13: Housing Cost Burden for Renters (Longview-Kelso)



SOURCE: 2017-2021 CHAS SUMMARY DATA

HOMELESSNESS

On any given day, more than 300 people in Cowlitz County are experiencing homelessness. Students who are homeless are counted separately, because while many might have a roof over their heads, they may be doubled-up living at another person's home or spending the night at a motel. The [Cowlitz County 5 Year Homeless Housing Plan](#) is working to address the problems.

HOW MANY PEOPLE ARE HOMELESS?

Washington State counts the number of homeless individuals and families each year. The various counts include those people identified in the homeless management information system (HMIS); homeless students; and point-in-time count in January of each year.

Homeless Management Information System

All homeless service providers receiving public funding enter information about people they serve each day by their programs.

Homeless Students

All local educational agencies are required to count the number of homeless students throughout the school year. Students counted as homeless may be sleeping outdoors, in cars or other places not meant for human habitation, in temporary facilities, in hotels or motels, or who share housing of other persons (e.g., "couch surfing").

Point in Time (PIT) Count

Volunteers and homeless service providers collect this information on a single day in the last week of January. This count includes people living outside, living in places not meant for human habitation, and people who are housed in a temporary facility like emergency shelter or transitional housing.

Point in Time Counts

The annual Point in Time (PIT) count data available is from 2024.

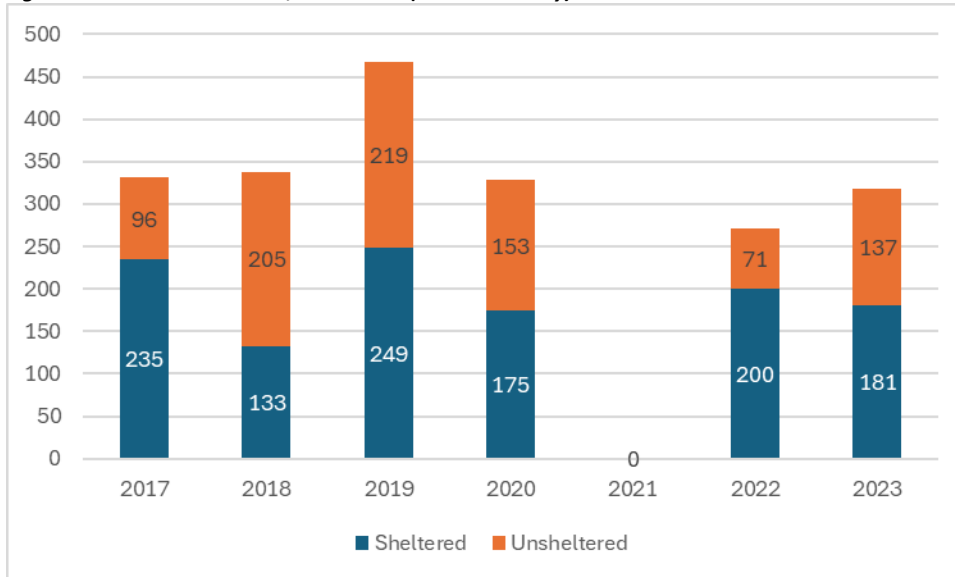
Table 25: 2024 Point in Time Count, Sheltered and Unsheltered Homeless Persons (Cowlitz County)

Total Sheltered	Total Unsheltered	TOTAL
200	134	334

SOURCE: COWLITZ COUNTY HEALTH AND HUMAN SERVICES

The numbers of homeless persons have increased since 2014. The number of unsheltered persons nearly doubled from 2022 to 2024. No Point in Time Count was conducted in 2021.

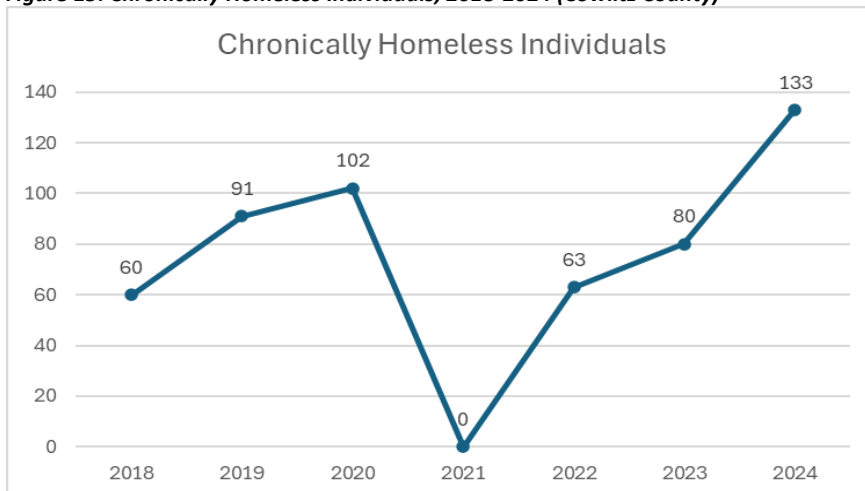
Figure 14: Homeless Persons, 2017-2024 (Cowlitz County)



SOURCE: WASHINGTON STATE DEPARTMENT OF COMMERCE, ANNUAL POINT IN TIME COUNT

The number of chronically homeless individuals is showing a steep increase in the last two years.

Figure 15: Chronically Homeless Individuals, 2018-2024 (Cowlitz County)



SOURCE: WASHINGTON STATE DEPARTMENT OF COMMERCE, COWLITZ COUNTY, ANNUAL POINT IN TIME COUNT

Homeless Students

The Washington Office of Superintendent of Public Instruction provides data on school districts and schools, including those students that are homeless. For students, being homeless includes those that are doubled-up (living with other households), which can interfere with learning opportunities.

In the table below, the number of students who were considered homeless has varied greatly over the past seven school years. It is unclear if this is a reporting issue or a reflection of actual changes during this time period.

Table 26: Enrollment Report Cards, Students Who Were Homeless

School Year	Longview School District	Kelso School District	Total
2018-19	362	167	529
2019-20	171	225	396
2020-21	186	153	339
2021-22	232	179	411
2022-23	224	269	493
2023-24	255	262	517
2024-25	254	273	527

SOURCE: WASHINGTON OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION, DATA PORTAL (<https://www.k12.wa.us/data-reporting/data-portal>)

HOUSING FOR HOMELESS PERSONS

The following information regarding the current Cowlitz County system capacity is found in the [Cowlitz County 5 Year Homeless Housing Plan](#).

Short Term or Emergency Shelters

These short term or emergency shelters are facilities where the primary purpose is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless for less than 90 days.

Table 27: Short Term or Emergency Shelter Inventory, Cowlitz County

Intervention/Agency	Population	Specific Eligibility	Length	Units	Beds	2016 # Served
Community House on Broadway	Families or single adults	Clean and sober living, background check - may stay longer if working towards stable housing.	≤ 90 days	65	93	558
Emergency Support Shelter	Individuals fleeing domestic violence	Fleeing domestic violence	≤ 60 days	16	56	340
Family Promise	Families with children		≤ 90 days			
TOTALS				81	149	898

SOURCE: COWLITZ COUNTY 5-YEAR HOMELESS HOUSING PLAN, DECEMBER 2019-DECEMBER 2024

Transitional Housing

Transitional housing is temporary housing with stays greater than 90 days and up to 2 years. These housing facilities have as its purpose facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time, usually within 24 months.

Table 28: Transitional Housing Inventory, Cowlitz County

Intervention/Agency	Population	Specific Eligibility	Length	Units	Beds	2016 # Served
Country Run	Single adults or families	Low income	≤ 2 years	20	60	
Faithful Servants	Single men & women with children	Clean/sober living, commit to program rules	≤ 2 years			
Housing Opportunities of Southwest WA - HOME TBRA	Homeless & Veterans	Homeless Veteran	≤ 2 years	27	0	48
Housing Opportunities of Southwest WA - Emergency Transitional Housing (Hemlock)	Veterans	Homeless Veteran	≤ 2 years	4	8	35
Housing Opportunities of Southwest WA - Transitional Housing (33rd House)	Veterans	Homeless Veteran	≤ 2 years	1	3	8
Housing Opportunities of Southwest WA - Bridge Housing (Hemlock)	Veterans	Homeless Veteran	≤ 2 years	2	8	35
Salvation Army - Hope House	Single adults (18+)	Clean/sober living, background check, self-sufficiency plan (employment, recovery support), case management meetings	≤ 2 years	8	16	
TOTALS				62	95	126

SOURCE: COWLITZ COUNTY 5-YEAR HOMELESS HOUSING PLAN, DECEMBER 2019-DECEMBER 2024

Permanent Housing

These are community-based housing without a designated length of stay in which formerly homeless individuals and families live as independently as possible. These “sticks & bricks” include project-based voucher programs.

Table 29: Permanent Housing Inventory, Cowlitz County

Intervention/Agency	Population	Specific Eligibility	Units	Beds	2016 # Served
Housing Opportunities of Southwest WA/Family Health Center - Phoenix House	Pregnant or parenting women	Substance Use Disorder - recently completed residential SUD treatment	20	40	76

Intervention/Agency	Population	Specific Eligibility	Units	Beds	2016 # Served
Housing Opportunities of Southwest WA -Stratford Arms	Homeless Veterans	HUD Voucher	20		21
Housing Opportunities of Southwest WA - Sylvester Apartments PBRA	Elderly (62+)	HUD Voucher	35		45
Housing Opportunities of Southwest WA - Casa de San Juan Diego	Farm Workers - Woodland	HUD Voucher	5		23
Housing Opportunities of Southwest WA - Lilac Place	Woodland	HUD Voucher	38		111
Housing Opportunities of Southwest WA - Tulip Valley	Family - Woodland	USDA/Rural Development subsidy	39		102
Housing Opportunities of Southwest WA -Hawthorne House	Elderly/Disabled - Woodland	USDA/Rural Developmentsubsidy	61		75
Housing Opportunities of Southwest WA - Riverview	Elderly/Disabled - Castle Rock	USDA/Rural Development subsidy	35		49
Housing Opportunities of Southwest WA - Columbia View Harbor	Elderly/Disabled - Kalama	USDA/Rural Developmentsubsidy	16		17
Kelso Housing Authority - Chinook/Columbia	Adults	Disability - Mental Illness	21	21	29
Lower Columbia Community ActionProgram	Vulnerable population - medical needs, physical disability, mental illness, substance use disorder	House Rules	6	6	19
Oxford Housing	Individuals in recovery – both men and women (some houses accept men or womenwith children)	Accept rules and expectations, payequal share of household expenses, recommended to be clean 10+ days	10		
TOTALS			306	67	597

SOURCE: COWLITZ COUNTY 5-YEAR HOMELESS HOUSING PLAN, DECEMBER 2019-DECEMBER 2024

HOMELESS SYSTEM PERFORMANCE

Washington State provides information on critical homeless system performance measures. The measures are intended to help evaluate the effectiveness of homeless crisis response systems. Reports are available at <https://www.commerce.wa.gov/serving-communities/homelessness/homeless-system-performance/>.

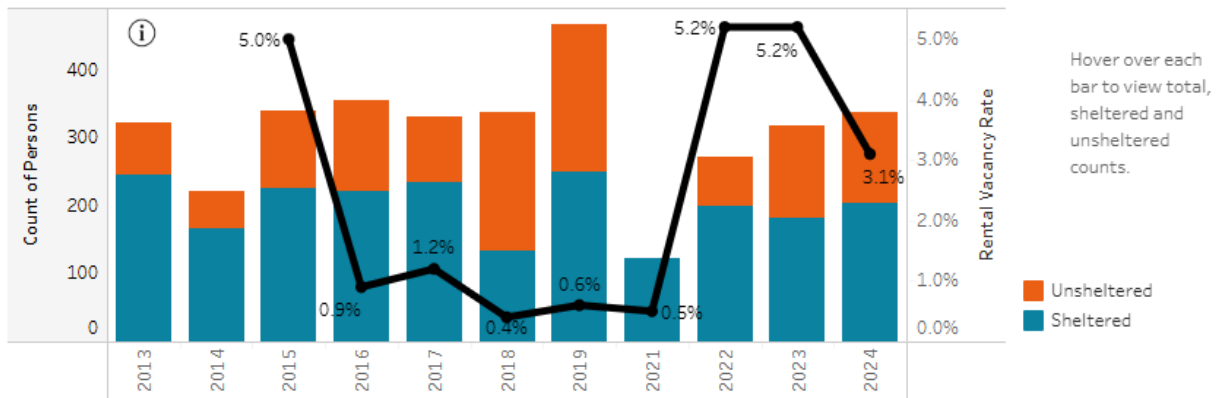
The table below shows the median length of time homeless and unsheltered entries increased from 2017 to 2019, while the return to homelessness remained constant.

Table 30: Homeless System Performance, 2022-2024 (Cowlitz County)

Subject	2022	2023	2024
Total Project Entries	978	938	941
Median Length of Time Homeless	139	141	196
Exits to Permanent Housing	51%	65%	45%
Returns to Homelessness	17%	24%	22%

Figure 16: Point in Time Count and Rental Vacancy Rates (Cowlitz County)

Point in Time (PIT) Count and Rental Vacancy Rates in Cowlitz County



SOURCE: DEPARTMENT OF COMMERCE, HOMELESS SYSTEM PERFORMANCE REPORTS

Washington State tracks the performance of counties Consolidated Homeless Grants (CHG) and report those outcomes. The performance measures for Cowlitz County from 2019 – 2021 are shown below.

Table 31: Consolidated Homeless Grant (CHG) Performance Tracker (Cowlitz County)

Performance Measure	Target	2022	2023	2023 ⁴
System Prioritization – CHG Grantees are required to increase the percent unsheltered homeless households and households fleeing violence entered by 5 percentage points each year or meet the statewide performance target. CHG Grantees may also meet the performance requirement by ending homelessness for two subpopulations, as described in Appendix D of the CHG Guidelines.	60%	58%	58%	No longer measured
Emergency Shelters – CHG Grantees funding Emergency Shelters (ES) are required to improve ES housing outcomes or maintain housing outcomes by meeting the statewide performance target.	50%	54%	51%	45%
Transitional Housing – CHG Grantees funding Transitional Housing (TH) are required to improve TH housing outcomes or maintain housing outcomes by meeting the statewide performance target.	80%	40%	47%	43%
Rapid Re-Housing – CHG Grantees funding Rapid Re-Housing (RRH) are required to improve RRH housing outcomes or maintain housing outcomes by meeting the statewide performance target.	80%	57%	53%	49%
Permanent Supportive Housing – CHG Grantees funding Permanent Supportive Housing (PSH) are required to improve PSH housing outcomes or maintain housing outcomes by meeting the statewide performance target.	95%	89%	100%	92%

SOURCE: DEPARTMENT OF COMMERCE (<https://public.tableau.com/profile/comhau#!/vizhome/CHGPerformanceTracker/CHGPerformanceTracker>)

SPECIAL NEEDS ASSESSMENT

The following section focuses on the special needs of an aging population, people with behavioral and physical health challenges, and persons and households with disabilities.

AGING OF THE POPULATION

Longview and Kelso, like most parts of the country, is seeing a large increase in the number of people 55 and over. The change in Longview and Kelso is even more startling considering the decline in the 5-19 years and 35-to-49-year cohorts since 2000. One-third of the population in Longview and Kelso is 55 or older. The impact of these “baby boomers” on current and future housing and service needs is a significant issue.

Table 32: Population by Age (55+) and Sex with net change from 2010 and 2023 (Longview-Kelso)

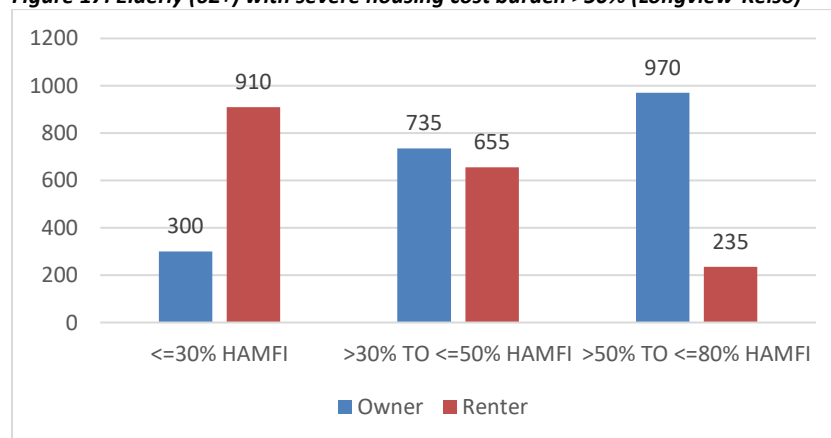
AGE	2023 Population by Age and Sex				Total Population Change by Age		
	Male	Female	Total	Percent of Total	Change (2010 to 2019)	Change (2019 to 2023)	Change (2010 to 2023)
55 to 59 years	1,800	1,552	3,352	6.7%	150	92	242
60 to 64 years	1,471	1,812	3,283	6.5%	647	365	1,012
65 to 69 years	1,363	1,320	2,683	5.3%	1,106	531	1,637
70 to 74 years	1,025	1,583	2,608	5.2%	559	-450	109
75 to 79 years	857	1,005	1,862	3.7%	-137	-342	-479
80 to 84 years	517	553	1,070	2.1%	239	331	570
85 years and over	398	887	1,285	2.6%	7	244	251
TOTALS	7,431	8,712	16,143	32.1%	2,571	771	3,342

SOURCE: U.S. CENSUS BUREAU, 2015-2019 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (S0101) AND US CENSUS BUREAU 5 YEAR PROJECTIONS (2023)

Severe Cost Burden (62+)

3,805 low-income households, with people 62 and over residing in the home, are paying more than 50% of their income on housing costs.

Figure 17: Elderly (62+) with severe housing cost burden >50% (Longview-Kelso)



SOURCE: 2017-2021 CHAS DATA (TABLE 7)

Area Agency on Aging

Area Agency on Aging and Disabilities of Southwest Washington (AAADSW) serves Clark, Cowlitz, Klickitat, Skamania and Wahkiakum counties. The main office serving Longview and Kelso is at 1338 Commerce Ave, Suite 309. The agency provides assistance to aging adults, caregivers and persons with disabilities. AAADSW identifies the following issues in their [2024-2027 Area Plan](#):

- Healthy aging
- Expanding and strengthening services and supports that prevent or delay entry into Medicaid-funded long-term services and supports
- Person-centered home and community-based services
- Recognizing Tribal sovereignty in planning services for older Native Americans
- Increase number of certified caregivers in rural service areas
- Improve communication and outreach to adults with disabilities and disability organizations
- Strengthen relationships with and interconnections among contracted providers of nutrition and transportation services

LONG-TERM CARE RESIDENTIAL OPTIONS

Different types of homes or facilities are provided where a person can live and get care services in a residential setting. Some of the long-term residential care options include state licensed nursing homes, adult family homes, and assisted living facilities; other options include retirement communities/independent living facilities, and continuing care retirement community.

Nursing Homes

Nursing homes provide 24-hour supervised nursing care, personal care, therapy, nutrition management, organized activities, social services, room, board and laundry.

Table 33: Nursing Homes in Longview-Kelso

Facility Name	Address
Americana Health and Rehabilitation Center	917 7th Ave, Longview
Beacon Hill Rehabilitation	128 Beacon Hill Dr, Longview
Frontier Rehabilitation and Extended Care	1500 3rd Ave, Longview

SOURCE: NURSING HOME LOCATOR, WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES

Adult Family Homes

Adult Family Homes are in neighborhoods where staff assumes responsibility for the safety and well-being of the adult.

Table 34: Adult Family Homes in Longview-Kelso

Adult Family Home	Address
Mini Niemi AFH Corp	258 Niemi Rd, Longview
PACIFIC COUNTRY HOME LLC	3205 PACIFIC WAY, Longview
Pacific Country Homes 2	3215 Pacific Way, Longview
RIVER BEND ADULT FAMILY HOME INC	2439 HICKORY AVE, Longview
Sires Meadow LLC	2430 Sires Lane, Longview
THE WALKER HOUSE	4326 PINE ST, Longview

Adult Family Home	Address
Aangles Heart AFH LLC	3424 Ocean Beach Hwy, Longview
Bella Care AFH	2304 W Castleman St, Longview
Angel's View Adult Family Home	2329 W Castleman St, Longview
Castle Hill AFH	2306 W Castleman St, Longview
Cedar Gardens of Longview	26 W Pine St, Longview
A Excellent Quality Care Home LLC	2446 50th Ave, Longview
A Time Honored Adult Family Home	154 Niblett Way, Longview
A & H Quality AFH	3784 Ohio St., Longview
Cedar Gardens of Longview II	28 W Pine Ln, Longview
Elim Adult Family Home	2129 Branch Creek Dr, Longview
Elim B Adult Family Home	2437 50th Ave, Longview
Longview Adult Family Home LLC	1919 Branch Creek Dr, Longview
Longview Caring Manor	3309 William Ave, Longview
Orchids Bloom Family Home LLC	4421 Pennsylvania St, Longview
Gift Adult Family Home	2441 Hickory Ave, Longview
Remar Adult Family Home LLC	3139 Maple St, Longview
Rose Adult Family Home LLC	3728 Sunset Way, Longview
A Senior Life Adult Family Home of Kelso	175 Balboa Loop, Kelso
Cowlitz Gardens AFH	148 Cowlitz Gardens Rd, Kelso
Holly Care Homes	205 Pelican Dr, Kelso
RIVER BEND ADULT FAMILY HOME INC	101 MISSION RD, Kelso
Lachine Family Home	175 Balboa Loop, Kelso

SOURCE: ADULT FAMILY HOME LOCATOR, WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES

Assisted Living Facilities

Assisted Living Facilities are in a community setting where staff assumes responsibility for the safety and well-being of the adult.

Table 35: Assisted Living Facilities in Longview-Kelso

Assisted Living Facility	Address
Canterbury Gardens	1457 3rd Ave, Longview
Canterbury Retirement Inn	1324 3rd Ave, Longview
Delaware Plaza Retirement Inn	926 Delaware St, Longview
New Westside Terrace (NWST)	1200 17th Ave, Longview
Prestige Senior Living Monticello Park	605 Broadway St, Longview
Somerset Retirement Apartments	2025 Tibbetts Dr, Longview
Trustwell Living Highlander Place	114 Corduroy Rd, Kelso

SOURCE: ASSISTED LIVING FACILITY LOCATOR, WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES

BEHAVIORAL & PHYSICAL HEALTH

Beginning April 1, 2016, Great Rivers Behavioral Health became the fiscal agent for publicly funded mental health and substance use disorder treatment in Cowlitz, Grays Harbor, Lewis, Pacific, and Wahkiakum counties.

State financing and administrative approaches promote integrated and coordinated service delivery in physical and behavioral health settings. This integration was mandated by Washington State to be integrated by 2020. Effective

January 1, 2020, Great Rivers Behavioral Health Organization transitioned into two separate entities. Those are Great Rivers Behavioral Health Organization LLC (Great Rivers) and Community Integrated Health Services, LLC (CIHS). CIHS provides direct behavioral health care across the region.

Great Rivers BH-ASO is responsible for ensuring the behavioral health crisis system meets the needs of Great Rivers' five-county region. The BH-ASO will also continue to fund any non-Medicaid services within available resources.

Medicaid funded Behavioral Health services are managed by the Managed Care Organizations (MCOs) and their network of providers. The Medicaid MCOs in the region are United Healthcare, Molina, Amerigroup and Coordinated Care. Currently, Great Rivers and CIHS have contracts with United Health Care, Amerigroup and Coordinated Care.

Behavioral Health Facilities and Services

The following is a directory of behavioral health agencies located in Longview or Kelso.

Table 36: Directory of Behavioral Health Agencies (Longview-Kelso)

Agencies	Services
A New Safehaven	Substance Abuse
Awakenings, Inc.	Adult Substance Use Disorder & Mental Health Treatment
Choices	Substance Use Disorder Assessment
Columbia Wellness	Mental Health Services Substance Use Disorder Services Problem and Pathological Gambling Service
Community Integrated Health Services	Mental Health Services Substance Use Disorder Services
CORE Health	Mental Health Services Substance Use Disorder Services
CORE Health Youth Activity Center	Mental Health Services Substance Use Disorder Services
Cowlitz Family Health Center	Substance Use Disorder In-Patient Residential Treatment Facility
Cowlitz Tribal Treatment	Problem and Pathological Gambling Service
Great Rivers Behavioral Health Agency	Mental Health Services Substance Use Disorder Services
Kaiser Permanente Dept. of Addiction Medicine	Substance Use Disorder Services
Kelso Treatment Solutions	Substance Use Disorder Services Opioid Treatment Program
Love Overwhelming	Mental Health Services
Peace Health St. John's Medical Center	Mental Health In-Patient Service Substance Use Disorder In-Patient
Sea Mar Behavioral Health – Kelso	Mental Health Services
Strengthening Foundations LLC	Mental Health Services

SOURCE: WASHINGTON STATE DEPT OF HEALTH, JUNE 2025

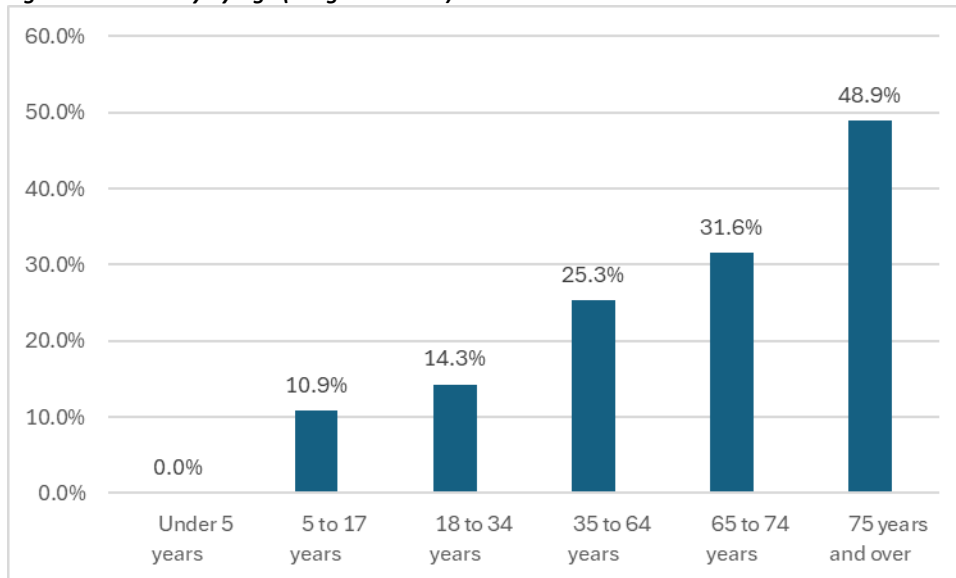
DISABLED PERSONS AND HOUSEHOLDS

20.5% of Longview and Kelso's population has a disability. The most prevalent disabilities are ambulatory difficulty (10.4%), cognitive difficulty (9.2%), difficulty with independent living (10%), and hearing difficulty (6.2%).

Disability by Age

48.9% of the population 75 years and over have a disability, and 31.6% of those 65 to 74 years have a disability. The most frequent disability for the elderly population is hearing and ambulatory difficulty.

Figure 18: Disability by Age (Longview-Kelso)



SOURCE: ACS 5-YEAR ESTIMATES SUBJECT TABLE 2023 (S1810)

Disability by Race and Hispanic or Latino Origin

Unlike housing burdens, it does not appear that a disproportionate number of people of color have a disability.

Table 37: Disability by Race and Hispanic or Latino Origin (Longview-Kelso)

RACE AND HISPANIC OR LATINO ORIGIN	Total	With a disability	Percent with a disability
White alone	56,281	12,563	22.3%
Black or African American alone	515	40	7.8%
American Indian and Alaska Native alone	629	155	24.6%
Asian alone	1,067	81	7.6%
Native Hawaiian and Other Pacific Islander alone	79	3	3.8%
Some other race alone	1,877	211	11.2%
Two or more races	6,819	1,211	17.8%
Hispanic or Latino (of any race)	7,558	673	8.9%

SOURCE: ACS 5-YEAR ESTIMATES SUBJECT TABLE 2023 (S1810)

COMMUNITY DEVELOPMENT ASSESSMENT

Local government, special purpose districts, nonprofits and the community have been working together to improve the community. The following section identifies some of the principal local government and agency plans for the community, as well as environmental justice issues facing low-income persons.

REGIONAL AND COMMUNITY PLANNING

Cowlitz-Wahkiakum Council of Governments

The Cowlitz-Wahkiakum Council of Governments (CWCOG) is a joint governmental agency composed voluntarily of local governments in Washington State's Cowlitz and Wahkiakum Counties and Oregon State's City of Rainier and organized under Revised Code of Washington (RCW) 39.34.010.

Its core purpose is to study regional and governmental problems of mutual interest and concern as established under RCW 36.64.080. Council of governments or regional councils are unique in that they are a legislative-formed and agency sanctioned for the specific purpose to bring federal, state and/or local governments together to address regional and long-range issues and come to cooperative resolutions. Specifically, CWCOG's mission is to efficiently utilize resources at a regional level to yield long-term benefits that enhance the quality of life for our local communities.

Currently, the CWCOG Board of Directors represents 36 entities from counties, cities, towns, school districts, utility districts, ports, fire districts, economic development councils, water/sewer districts, a community college, and other non-profit agencies in or near Cowlitz and Wahkiakum counties.

It provides a forum for members to work together on issues which cross jurisdictional lines and require cooperative resolutions. In addition, the agency itself provides planning and technical services in the areas of transportation, economic development, community development, and project support to our members.

Plans and other documents of the CWCOG can be found in their document library at <https://www.cwcog.org/resources/>.

Cowlitz County

Cowlitz County includes many departments and services for both incorporated and unincorporated areas of Cowlitz County. Offices and departments with regional and community planning functions that may impact Longview and Kelso include, but are not limited to:

- [Building and Planning](#)
- [Health and Human Services](#)
- [Parks & Recreation](#)
- [Public Works](#)
- [Tourism](#)
- [WSU Extension](#)

Plans and other documents of Cowlitz County can be found in their document library at <https://www.co.cowlitz.wa.us/DocumentCenter>.

Longview

[Longview](#) is the largest city in Cowlitz County. Longview is a city-manager form of government, with seven city council members, one serving as mayor. Offices and departments with community planning functions include:

- [Community Development](#)
- [Executive](#)
- [Parks and Urban Forestry](#)
- [Public Works](#)
- [Recreation](#)

Community plans adopted by Longview include, but are not limited to:

- [Comprehensive Plan](#)
- [Consolidated Plan, 2020-2024](#)
- [Park Plans](#)
- [Capital Improvement Program, 2023-2024](#)

Plans and other documents of Longview can be found in their document library at <https://www.mylongview.com/DocumentCenter/>.

Kelso

[Kelso](#) is the second largest city in Cowlitz County, and the county seat for county government. Kelso has operated under the council-manager form of government since 1968, with seven city council members. Offices and departments with community planning functions include:

- [Building](#)
- [City Manager](#)
- [Engineering](#)
- [Planning](#)
- [Parks and Recreation](#)

Community plans adopted by Kelso include, but are not limited to:

- [Comprehensive Plan](#)
- [Park and Recreation Plan](#)
- [West Kelso Subarea Plan](#)
- [Smart Growth Implementation Report](#) (South Kelso)
- [Anchor Point Subarea Plan](#)

ENVIRONMENTAL JUSTICE

Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice is an issue that must also be addressed with the use of federal funds, such as the Community Development Block Grant (CDBG) funds. The question for environmental review is: Will the project have a disproportionate impact on low-income or minority populations? When answering that question, the issues to be explored include:

- Historic uses of the site, past land uses and patterns (such as lending discrimination and exclusionary zoning)
- Demographic profile of the people using the project and/or living and working in the vicinity of the project.
- Specific adverse impacts with adjacent uses, such as toxic sites, dumps, incinerators, hazardous materials.
- How adverse impacts and potentially harmful adjacent land uses might impact the people using and/or surround the project.
- Whether market-rate development exists in the area, and if not, would this project succeed as a market-rate project at the proposed site.

For example, if a project for a low-barrier project serving persons that were chronically homeless at entry were proposed, an environmental justice analysis would look at where it was being proposed. Is it being proposed in an area that is characterized by low-income populations, or adjacent to land uses that are potentially harmful? If so, then would a market-rate project succeed at that location?

Reviewing data and maps provided by sources such as HUD's [CPD maps](#), you can see that parts of the community have higher concentrations of racial and ethnic minorities, lower-incomes, and environmental risks, such as lead-based paint.

Lead-Based Paint Risks

The lead paint indicator is based on the percent of housing units built pre-1980 as an indicator of potential lead paint exposure. Data is retrieved from the American Community Survey.

Housing units built before 1980 may have paint that contains lead, which can pose a serious health hazard, particularly to children. Lead paint controls or abatement is now required for any project that uses federal funds that triggers the Lead Safe Housing Rule.

Figure 19: WA Dept. of Health Lead Exposure Risk Map

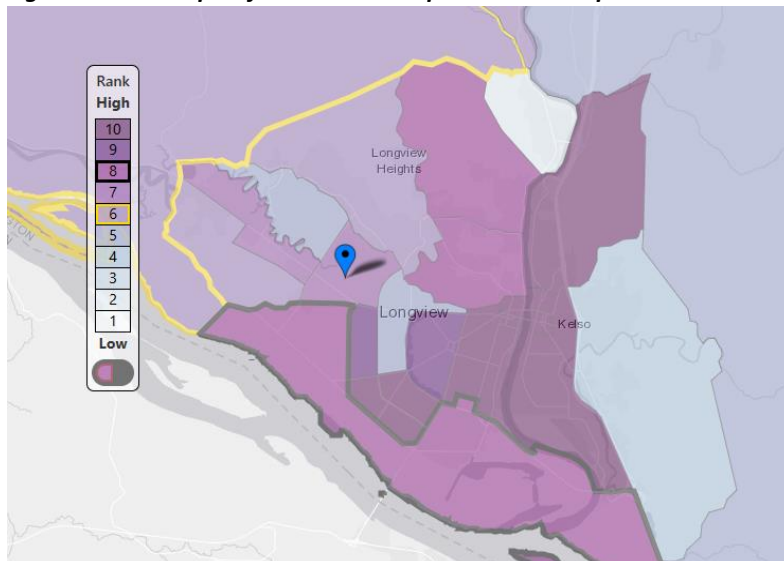


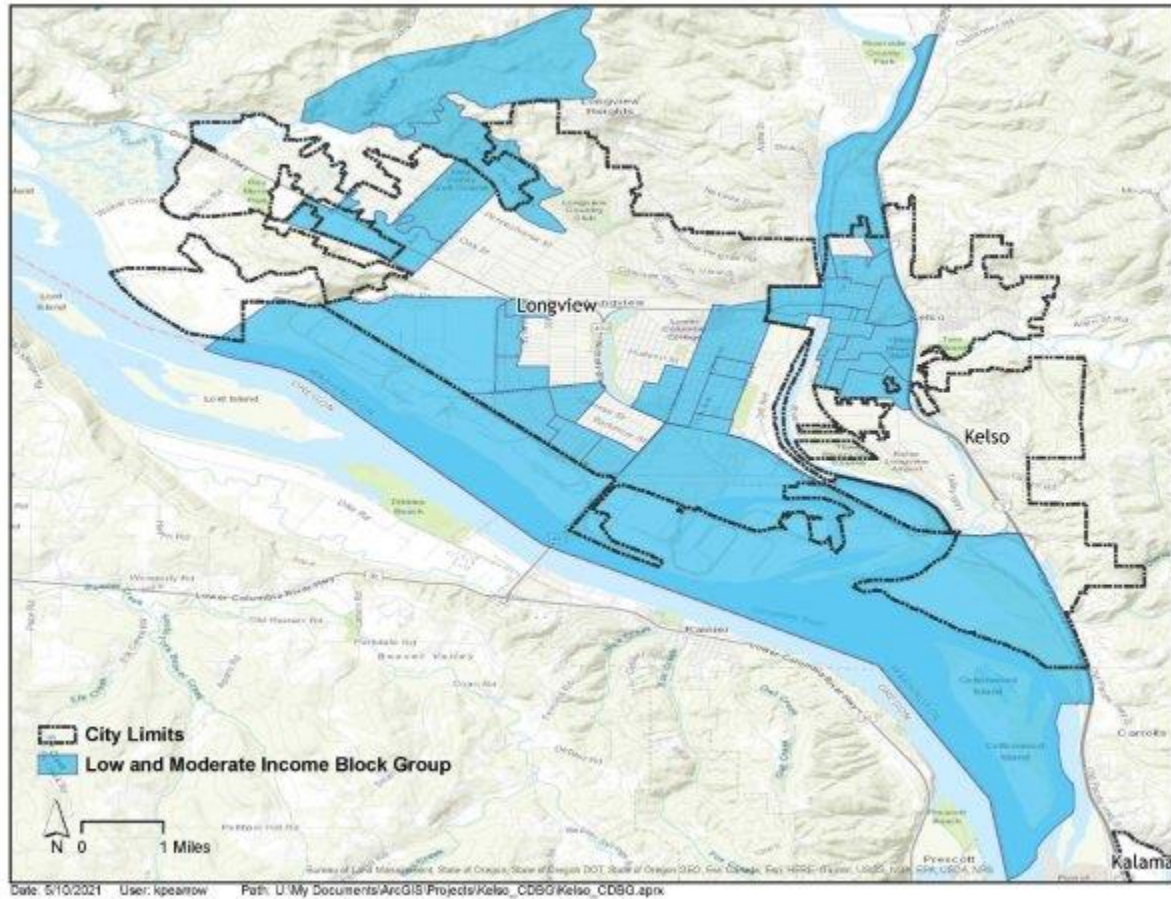
Figure 19 shows the potential lead exposure risk in census tracts in the city. The Highlands and St. Helens neighborhoods show higher risks throughout Longview. These homes are a large portion of the older housing stock that was built before 1980.

A majority of the city of Kelso shows high risk for lead exposure. Especially the areas near the downtown corridor for Kelso.

Low-Income Areas

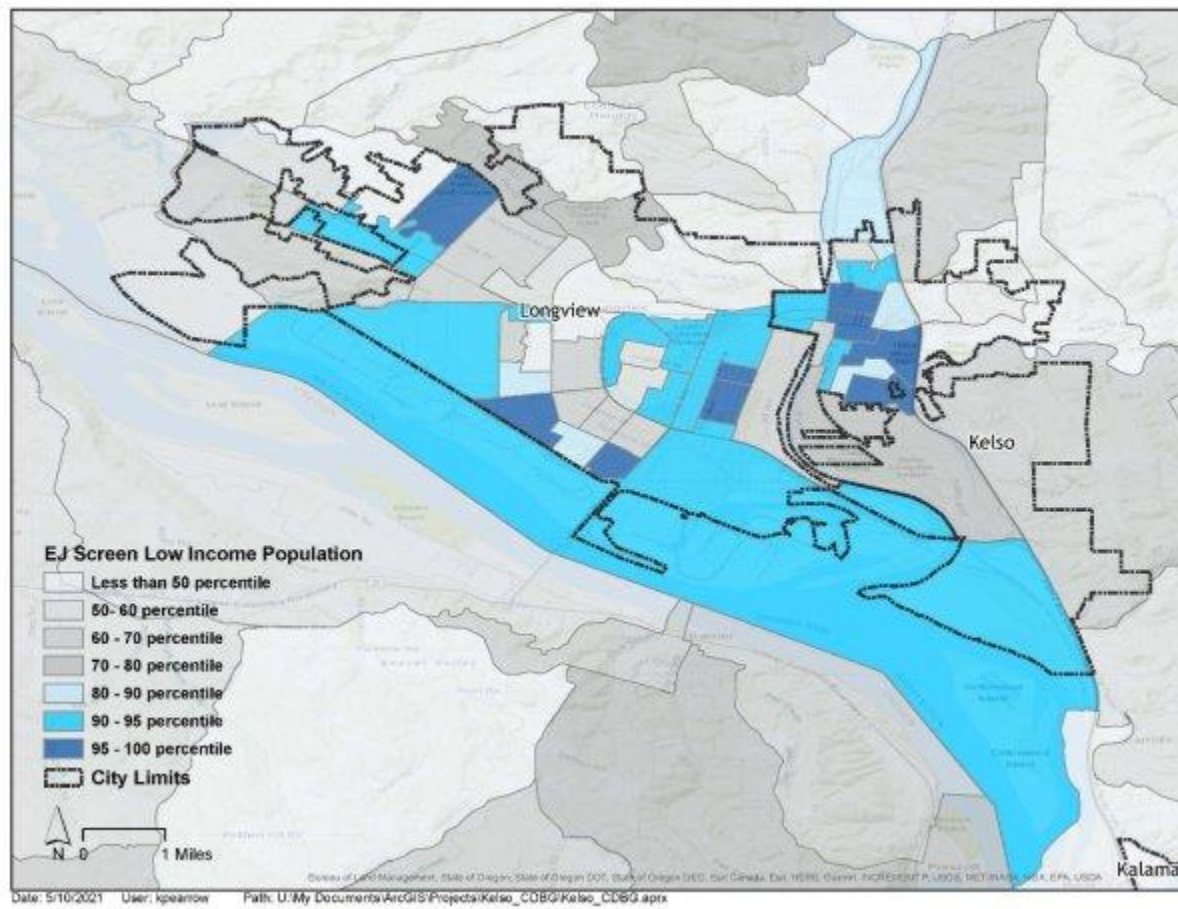
Figure 20 identifies Census block group where more than 50% of the households earn 80% of area median income (AMI) or below (low- and moderate income – or “LMI”). **Figure 21** identifies low-income population using EPA’s Environmental Screen.

Figure 20: Low-Moderate Income Block Groups



SOURCE: HUD, CPD MAPS (<https://egis.hud.gov/cpdmaps/>)

Figure 21: Low Income Population (EPA)



SOURCE: ENVIRONMENTAL JUSTICE SCREENING AND MAPPING TOOL, EPA (<https://www.epa.gov/ejscreen>)

ECONOMIC DEVELOPMENT ASSESSMENT

Educational services and health care and social assistance is the largest portion of the employed population in Longview and Kelso. The highest annual wages for Cowlitz County are found in the Utility, Transportation and Warehousing industries. Businesses with 10 or more employees account for nearly two-thirds of the county's covered employment. Taxable retail sales continue to increase year-to-year.

LABOR FORCE

The Washington State Employment Security Department (ESD) shows that over the past two decades, the county's unemployment rate has run about two percentage points higher than the national average during good times, and three or four points higher during recessions.

Table 38: Resident Civilian Labor Force and Employment in Cowlitz County

Civilian Labor Force	2017	2018	2019	2020	2021	2022	2023
Total Civilian Labor Force	45,694	46,334	47,943	48,648	48,413	49,164	48,256
Total Employment	42,880	43,526	45,083	44,052	45,328	46,382	46,067
Total Unemployment	2,814	2,808	2,860	4,596	3,085	2,782	2,456
Unemployment Rate	6.2%	6.1%	6.0%	9.4%	6.4%	5.7%	5.1%

SOURCE: EMPLOYMENT SECURITY DEPARTMENT/LMEA; U.S. BUREAU OF LABOR STATISTICS, LOCAL AREA UNEMPLOYMENT STATISTICS

Employment by Industry

The largest number of Longview-Kelso residents are employed in educational services, and health care and social assistance (22%), followed by manufacturing (15%) and retail trade (12%).

Table 39: Employment by Industry (Longview-Kelso)

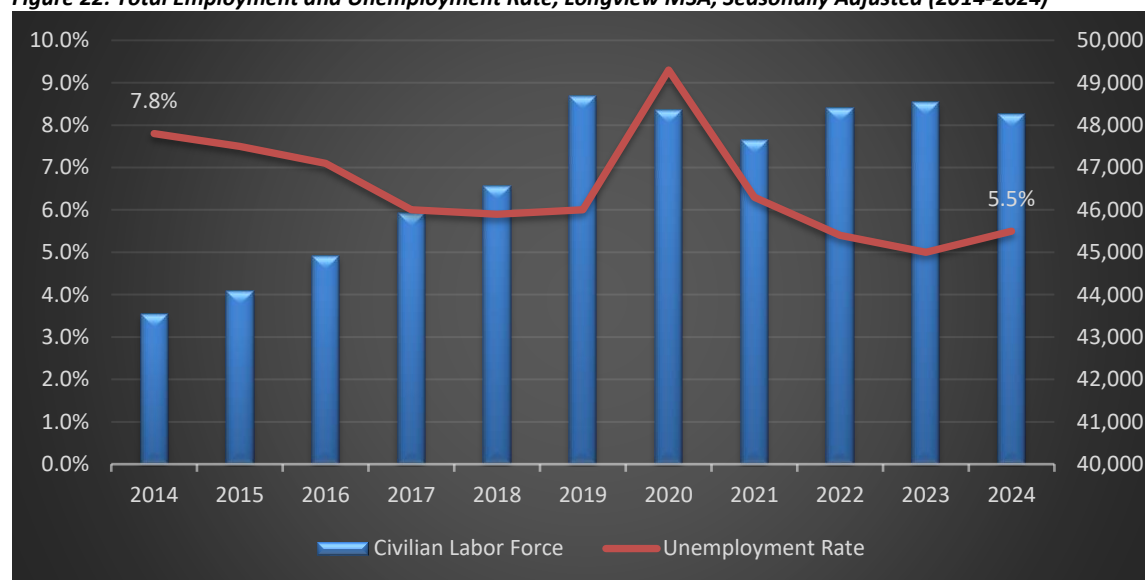
Industry	Estimate	Percent
Civilian employed population 16 years and over	28,956	
Agriculture, forestry, fishing and hunting, and mining	532	1.8%
Construction	2144	7.4%
Manufacturing	4193	14.5%
Wholesale trade	633	2.2%
Retail trade	3582	12.4%
Transportation and warehousing, and utilities	2084	7.2%
Information	312	1.1%
Finance and insurance, and real estate and rental and leasing	1302	4.5%
Professional, scientific, and management, and administrative and waste management services	2697	9.3%
Educational services, and health care and social assistance	6434	22.2%
Arts, entertainment, and recreation, and accommodation and food services	2254	7.8%
Other services, except public administration	1315	4.5%
Public administration	1474	5.1%

SOURCE: ACS 5-YEAR ESTIMATES DATA PROFILES (DP03)

UNEMPLOYMENT

The total number of people employed dropped significantly in the Longview MSA during the Great Recession. After 2009, unemployment continued to decline until 2020 when COVID-19 hit. After the continued fall from 2020-2023 there was a slight uptick in 2024. According to the Washington State Employment Security Department the unemployment rate has declined again in 2025 and currently stands at 4.7%. Over the last year the largest increases in employment were in private education and health services (400 jobs). The mining, logging, construction, and manufacturing category showed increases of 200 jobs.

Figure 22: Total Employment and Unemployment Rate, Longview MSA, Seasonally Adjusted (2014-2024)



SOURCE: EMPLOYMENT SECURITY DEPARTMENT/LMEA; U.S. BUREAU OF LABOR STATISTICS, LOCAL AREA UNEMPLOYMENT STATISTICS

OCCUPATIONS AND JOB HOLDER CHARACTERISTICS

Office and administrative support, sales and related have the largest share of employment in Southwest Washington.

Table 40: Comparison of Employment by Major Occupational Group, 2024

Occupational Group	U.S.	Wash. State	Longview/Kelso Washington
Office and Administrative Support	11.8%	9.2%	10.6%
Sales and Related	8.7%	9.5%	8.4%
Food Preparation and Serving	8.8%	8.0%	8.6%
Construction and Extraction	4.1%	3.6%	6.5%
Education, Training, and Library	5.8%	6.2%	6%
Transportation and Material Moving	8.9%	5.6%	10.5%
Personal Care and Service	2%	7.0%	1.1%
Management	7.1%	10.1%	3.9%
Production	5.7%	1.4%	10.9%
Healthcare Practitioners and Technicians	6.2%	4.9%	5%
Business and Financial Operations	6.7%	12.2%	4.4%
Installation, Maintenance, and Repair	3.9%	2.8%	5.8%
Building & Grounds Cleaning & Maintenance	2.9%	3.2%	2.7%

Occupational Group	U.S.	Wash. State	Longview/Kelso Washington
Healthcare Support	4.8%	3.2%	6.4%
Computer and Math	3.4%	7.5%	1.4%
Architecture and Engineering	1.7%	1.7%	1.2%
Protective Service	2.4%	3.0%	6.4%
Community and Social Services	1.7%	1.5%	2%
Arts, Design, Entertainment, Sports, & Media	1.4%	2.3%	0.8%
Farming, Fishing, and Forestry	0.3%	0.1%	0.9%
Life, Physical, and Social Sciences	0.9%	2.0%	1%
Legal Occupations	0.8%	2.2%	0.4%

SOURCE: WASHINGTON STATE EMPLOYMENT SECURITY DEPARTMENT, [LABOR MARKET REPORT LIBRARY](#)

WAGES BY INDUSTRY

The highest paying industry sectors include Utilities, Transportation & warehousing.

Table 41: Covered employment, 2023 annual averages (Cowlitz County)

All Sectors	Annual Average Wage
All Industries	\$ 63,480
Transportation & warehousing	\$ 131,166
Mining	\$ 87,657
Manufacturing	\$ 82,429
Construction	\$ 79,567
Professional & technical services	\$ 90,323
Finance & insurance	\$ 80,297
Wholesale trade	\$ 78,038
Information	\$ 72,156
Ag., forestry, fishing & hunting	\$ 65,371
Government	\$ 66,130
Health care & social assistance	\$ 59,820
Administrative & waste services	\$ 43,485
Real estate & rental & leasing	\$ 45,257
Educational services	\$ 27,527
Retail trade	\$ 39,035
Other services, ex. public admin.	\$ 45,642
Accommodation & food services	\$ 25,546
Arts, entertainment, & recreation	\$ 21,194

SOURCE: COWLITZ COUNTY PROFILE 2023, WASHINGTON STATE EMPLOYMENT SECURITY DEPARTMENT
([HTTPS://WWW.ESD.WA.GOV/LABORMARKETINFO/COUNTY-PROFILES/COWLITZ](https://www.esd.wa.gov/labormarketinfo/county-profiles/cowlitz))

BUSINESS SIZE

Small businesses, less than 10 employees, account for 57% of the business establishments in Cowlitz County. However, the total number of employees for business with 10+ employees accounts for 83% of the employment.

Table 42: Covered Employment by Number of Establishments & Employment Size, 2024 (Cowlitz County)

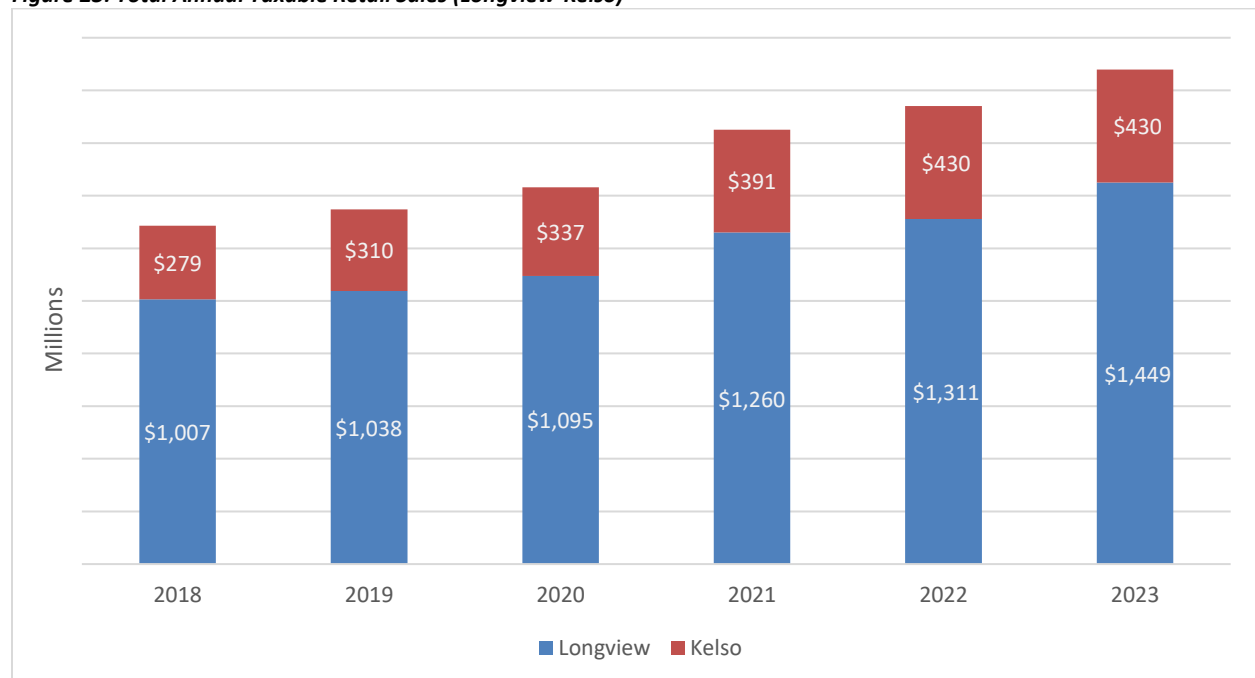
Size of Establishment	Number of Establishments	Total Employment	% of Total Establishments	% of Total Employment
Total	2,598	32,199		
Size 1-4	1,481	2,536	57.0%	7.9%
Size 5-9	441	2,927	17%	9.1%
Size 10-19	339	4,576	13%	14.2%
Size 20-49	203	6,163	7.8%	19.1%
Size 50-99	75	5,266	2.9%	16.4%
Size 100-249	48	7,018	1.8%	21.8%
250-499	11	3,713	0.5%	11.5%

SOURCE: EMPLOYMENT SECURITY DEPARTMENT (<https://www.esd.wa.gov/labormarketinfo/establishment-size>)

RETAIL SALES

Longview and Kelso's total annual taxable retail sales has shown steady increases since 2018. Of the taxable retail sales, Longview had 61.9% from the retail trade sector (51.8% in Kelso), followed by 7.6% in accommodations and food services (9.6% in Kelso), 8.8% in construction (14.2% in Kelso) and 5.8% in wholesale trade (5.7% in Kelso).

Figure 23: Total Annual Taxable Retail Sales (Longview-Kelso)



SOURCE: WASHINGTON STATE DEPARTMENT OF REVENUE

MINORITY, WOMEN AND SMALL BUSINESS

A business which is owned and controlled by a person or persons who are minorities, women or socially and economically disadvantaged individuals, can have their business get state or federal certification. These certifications can make the business eligible to participate in federally funded projects, or to market and increase their visibility to public and private sector that have supplier diversity goals.

Longview and Kelso have firms that are certified by the Washington State Office of Minority & Women's Enterprises. However, there are not any Small Businesses that are certified in Cowlitz County. The follow table identifies the certified business and their capabilities.

Table 43: OMWBE's Directory of Certified Firms (Longview-Kelso)

Company Name	City	Certification Type	Capability
Big C Industries, LLC	Longview	WBE	Miscellaneous Steel Fabrication, Custom Fabrication, Structural Fabrication including stairs, handrails, guardrails, bollards ledger angles, steel concrete support (embeds), brackets, shims, plates & parts, building frames, moment frames, columns and beams supports.; ; Installation of miscellaneous Steel Fabrication, Custom Fabrication, Structural Fabrication including stairs, handrails, guardrails, bollards ledger angles, steel concrete support (embeds), brackets, shims, plates & parts, building frames, moment frames, columns and beams supports.
Keys Plus, Inc.	Longview	DBE WBE	Keys Plus Inc. is a local locksmith providing both instore and on-site services in Longview, Washington. They provide services including high security locks, master key systems, electronic locks, automotive lock services and residential.
Leading Light Accountancy PS	Longview	WBE	Services: Tax Planning and Preparation, Bookkeeping and Payroll, Process Improvement, CFO Services, Business Consulting, and Financial Statement Preparation.
Northern Resource Consulting Inc.	Longview	DBE MBE	Services: sand bags, super sacks, straw wattle, high visibility silt fence, CESCL erosion control inspections, SPCC, SWPPP, Erosion Control, turbidity curtain installation, marine mammal monitoring, large woody debris, fish removal or fish salvage and reporting, hydro seeding, temporary precast concrete barriers, attenuators, flexible guide posts, and signs. Environmental services: wetland delineation reports and mitigation plans, environmental monitoring with buoys for water quality and reporting, compliance & construction monitoring, sediment sampling & tree protection.
AshEco Solutions, LLC	Kelso	WBE	Provides environmental consulting services, specializing in wetland feasibility, white oak habitat determination/delineation, critical areas permitting (JARPA, HPA, SEPA, local city/county critical areas permits), mitigation plan design & installation oversight, mitigation monitoring, and consultation on obtaining project permits.
C&R Tractor Landscaping	Kelso	DBE MBE PWSBE	Provides residential and commercial landscaping maintenance, trucking and constructions service, snow removal, and landscape materials.
NW Landscape Services, INC.	Kelso	WBE	Provides environmental consulting services, specializing in wetland feasibility, white oak habitat determination/delineation, critical areas permitting (JARPA, HPA, SEPA, local city/county critical areas permits), mitigation plan design & installation oversight, mitigation monitoring, and consultation on obtaining project permits.

SOURCE: WASHINGTON STATE OFFICE OF MINORITY & WOMEN'S BUSINESS ENTERPRISES

SECTION 3

The Section 3 program requires that recipients of certain Housing and Urban Development (HUD) financial assistance, to the greatest extent possible, provide job training, employment, and contract opportunities for low- or very low-income residents in connection with projects and activities in their neighborhoods. Section 3 helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency.

Projects that are covered by Section 3

The Section 3 program requires that recipients of HUD financial assistance, to the greatest extent possible, provide training, employment, contracting and other economic opportunities to low- and very low-income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low- and very low-income persons.

Longview must comply with the Section 3 program requirements as a condition of their HUD funding through the Community Development Block Grant Program. Section 3 applies to projects that complete housing rehabilitation, housing construction, and other public construction.

Longview, and any subrecipient of their allocation of CDBG funds, is required, to the greatest extent feasible, to provide all types of employment opportunities to low and very low-income persons, including permanent employment and long-term jobs. Recipients and contractors are encouraged to have Section 3 residents make up at least 30 percent of their permanent, full-time staff. A Section 3 resident who has been employed for 3 years may no longer be counted towards meeting the 30 percent requirement. This encourages recipients to continue hiring Section 3 residents when employment opportunities are available.

A **Section 3 resident** is any resident of public housing or persons who live in the area where a HUD-assisted project is located and who have a household income that falls below HUD's income limits.

A **Section 3 business concern** is a business that is 51% or more owned by Section 3 residents; employs Section 3 residents for at least 30% of its full-time, permanent staff; or provides evidence of a commitment to subcontract to Section 3 business concerns, 25% or more of the dollar amount of the awarded contract.

There are three firms in the Longview MSA that have registered as a Section 3 business. **This information is unable to be updated due to the elimination of the Section 3 business registry.**

Table 44: Section 3 Business Registry (Longview MSA)

Business Name	Address	Telephone	Provided Services
AdvancedPro Builders LLC	148 Greystone Rd KALAMA, WA 98625	(360) 953-2025	Carpentry
Dessert & Thangz LLC	296 24th Ave, Longview , WA 98632	(360) 262-6488	Food & Beverage Service
Dessert & Thangz LLC	333 22nd Ave LONGVIEW, WA 98632	(360) 261-6488	Full Service Restaurant

SOURCE: HUD, SECTION 3 BUSINESS REGISTRY (<https://portalapps.hud.gov/Sec3BusReg/BRegistry/SearchBusiness>)

STRATEGIC PLAN

The following sections identify the priority needs for the 2025-2029 Longview-Kelso HOME Consortium and the strategies that will be undertaken to serve the priority needs.

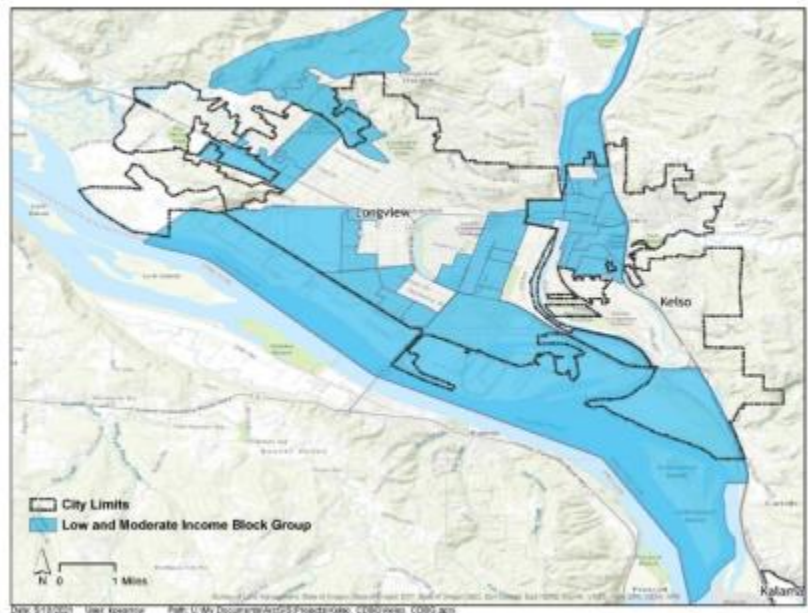
GEOGRAPHIC PRIORITIES

HUD encourages locally designated areas to be targeted where revitalization efforts are to be carried out through multiple activities in a concentrated and coordinated manner.

For this planning period, Longview and Kelso are not including any geographic priorities within the respective cities. The needs that are prioritized in this Strategic Plan are city-wide, such as increasing the supply of affordable housing. There will continue to be needs for improvements to public facilities in some low- and moderate-income neighborhoods – improvements such as parks, sidewalks and streetlights, or for preservation and rehabilitation of existing housing stock. These investments can be made without the need for geographic targets in a small community like Longview or Kelso, and where resources from HUD are limited.

Longview and Kelso will continue to use HUD's Low-and Moderate-Income Block Groups to focus neighborhood improvements without having to allocate specific investments geographically. **Figure 24** identifies the current block groups where more than 50% of the households are considered low- or moderate-income.

Figure 24: Low- and Moderate-Income Block Groups



PRIORITY NEEDS

The level of need in a community is always greater than the limited resources available to meet the need. Accordingly, the first step is to identify the priority needs for these HUD funds.

In the Needs Assessment and Market Analysis, information and data presented identified several needs within Longview and Kelso. The following are highlights:

Housing Needs

The housing market in Longview and Kelso is affecting affordability. Single family home values have increased 48% since 2019; rents for a 1-bedroom apartment have decreased since 2022 and now have a reported vacancy rate of 1.6% still considered unhealthy by industry standards.

Approximately 34% of Longview and Kelso households pay more than 30% of their income for housing; nearly 15% are severely cost-burdened, paying more than 50% of their income towards housing. The households most impacted by the cost of housing are low-income renters.

While housing costs have increased, household income has not kept pace. Since 2019, incomes have increased less than 32%.

The housing stock in Longview and Kelso is aging and very few new units have been added. Approximately 68% of Longview and Kelso's housing stock was built before 1980, which is when lead-based paint was no longer allowed in homes. There are nearly 1,600 households in the two cities built before 1980 where children 6 or younger are present, which presents a potential health risk to those children living in those homes.

In summary, the priority housing needs include:

- Additional housing supply
- Existing housing stock preserved and improved
- Additional economic opportunities for low-income households to pay for housing

Homeless Housing Needs

The number of persons without homes has remained stable since 2020. The number of chronically homeless individuals has shown a steep increase in the last two years.

The [Washington State Homeless System Performance](#) shows that the amount of time being homeless has increase from 2022 to 2024 (139 days to 196 days). In most areas, Cowlitz County is showing that their performance over the past three years has been fluctuating. The primary performance measure that is missing the targets is improving the housing outcomes for those in transitional housing.

In summary, the priority homeless housing needs include:

- Additional supply of permanent housing for those persons previously homeless
- Improved outcomes to permanent housing from emergency shelters or transitional housing

Community Development Needs

Approximately 68% of the housing stock in Longview and Kelso was built before 1980, indicating a substantial number of homes with potential lead-based paint hazards which can pose a serious health hazard, particularly to children. This older housing stock is predominant in the neighborhoods with a high percentile of low-income households.

Longview and Kelso have several neighborhoods where more than 50% of the households are considered low- or moderate-income. These neighborhoods, identified in the 2014-2019 Consolidated Plan, include Highlands, Downtown, Broadway, Olympic West, South Kelso, North Kelso and West Kelso.

In summary, the priority community development needs include:

- Existing housing stock preserved and improved
- Improvements to low-income neighborhoods to reduce the concentration of poverty

Special Needs

20.5% of Longview and Kelso's population has a disability. The most prevalent disabilities are ambulatory difficulty (10.4%), cognitive difficulty (9.2%), difficulty with independent living (10%), and hearing difficulty (6.2%).

One-third of the population in Longview and Kelso is 55 or older. Over 1,000 households, with people 62 and over residing in the home, are paying more than 50% of their income on housing costs. 48.9% of the population 75 years and over have a disability, and 31.6% of those 65 to 74 have a disability. The most frequent disability for the elderly population is hearing and ambulatory difficulty.

A 2016 behavioral health gap analysis for Cowlitz County had key recommendations which included:

- Develop a more fully integrated and coordinated care delivery system
- Enhance affordable housing and homelessness services
- Develop more diverse services for at-risk youth
- Enhance and expand jail and prison diversion, prevention, and reentry programs
- Develop innovative and effective methods to expand the behavioral health workforce in the county

Considering the anticipated resources of the CDBG and HOME allocations, and other funding available for mental health, the priorities for special needs include:

- The housing and health needs of the senior population
- The needs of those persons with a disability
- Services and facilities for at-risk youth

GOALS

The goals of the 2024-2029 Consolidated Plan address the priority needs identified in the Needs Assessment and this section.

Goal 1: Increase Affordable Housing Supply

The greatest need is to increase the supply of affordable housing in Longview and Kelso. The need is across the entire spectrum of housing, from housing for the homeless to housing affordable to families earning median income.

The priorities for increasing the supply of affordable housing are based on the greatest need and risk:

- Housing for those without homes including chronically homeless, families, veterans, and those fleeing domestic violence
- Rental housing affordable to extremely to very low-income households (<30% AMI to 60% AMI)
- Home ownership for moderate-income and workforce households

Strategies to increase the supply of affordable housing should include:

- Providing CDBG and HOME funding to those agencies providing increased supply of housing for those that are homeless
- Providing CDBG and HOME funding to those agencies providing increased supply of rental housing for those earning 60% AMI or less
- Provide CDBG and HOME funding to assist with down-payment costs for homebuyers
- Review city requirements for ways to provide incentives for new housing construction, or to reduce impediments to new construction

Goal 2: Preserve and Improve Existing Housing Supply

The aging housing stock in Longview and Kelso can negatively impact the community and households. The priorities include:

- Ensuring that the housing is safe by addressing structural defects, roofing, electrical hazards, water or sewer services, or lead-based paint
- Ensuring that the housing is efficient by addressing weatherization, mechanical equipment and household appliances
- Ensuring that the housing is accessible to those with disabilities

Strategies to preserve and improve the existing housing supply include:

- Provide CDBG and HOME funding to those agencies that rehabilitate existing housing stock for low-income households
- Provide CDBG and HOME funding to help provide accessible housing to those with disabilities

Goal 3: Provide Services to Improve Housing and Economic Outcomes

There is a correlation between those that successfully exit homelessness and those who do not: supportive housing services, including drug and alcohol treatment and mental health services. On the other end of the service needs is providing assistance to improve the economic conditions of the household through education, job training and other supportive services. The priorities include:

- Ensuring that housing for chronically homeless or those with co-occurring disorders, are provided supportive services
- Addressing gaps in services provided in the community which improve the economic condition of low-income households

Strategies to provide services include:

- Provide CDBG and HOME funding to those agencies that provide supportive housing services
- Provide CDBG funding to support services for drug and alcohol addiction
- Provide CDBG funding to improve economic conditions of low-income persons through education, job training, access to broadband and other supportive services
- Provide CDBG funding to support youth and family activities

Goal 4: Provide Public Facilities and Improvements

This is a goal that is supportive of the other three goals. Increasing the supply of affordable housing, preserving existing housing supply and providing services to improve outcomes can be dependent on ensuring that adequate public facilities and improvements are provided. The priorities include:

- Sidewalks to ensure safe walking paths to schools, bus routes and services
- Bus stops and shelters
- Neighborhood parks
- Water and sewer service

Strategies to provide public facilities and improvements include:

- Provide CDBG and HOME funding for public facilities and improvements, such as sidewalks, streetlights, water and sewer connections, and parks, and which are needed for new housing construction for priority populations
- Provide CDBG funding for bus stops and shelters which primarily serve low-income persons
- Provide CDBG funding for neighborhood improvements to parks and other recreational amenities

BARRIERS TO AFFORDABLE HOUSING

HUD requires the Consolidated Plan to identify strategies for removing or ameliorating negative effects of public policies that serve as barriers to affordable housing. Public policies could include tax policy, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on investment. HUD has established a [regulatory barrier clearinghouse](#) that provides examples of how communities can identify and remove barriers to affordable housing.

The barriers to affordable housing in Longview and Kelso include:

- Zoning code limits on accessory dwelling units
- Zoning code limits on infill housing
- Off-street parking requirements for duplexes (two spaces for each unit)
- City code that only targets the downtown commerce (D-C) and civic center (C-C) zoning districts

The strategies to address the barriers to affordable housing include:

- The city will continue to explore code options to allow additional housing choices with fewer barriers
- Longview could explore the property tax incentive in residential targeted areas as authorized under [Chapter 84.14 RCW](#) and Longview Municipal Code [Ch. 16.60](#), and the amendments to Chapter 84.14 RCW approved by the 2021 Legislature ([ESSSB 5287](#))

HOMELESSNESS STRATEGY

On any given day, more than 300 people in Cowlitz County are experiencing homelessness. The number of chronically homeless individuals has increased significantly in the last two years.

In Washington State, the Legislature has set forth a framework for homeless housing and assistance in [Chapter 43.185C RCW](#). Under this framework, county government is the local government that is designated to develop a five-year homeless housing plan unless the legislative authority of a city elects to accept the responsibility within its jurisdiction. In Cowlitz County, no city has elected to assume responsibility, so the Homeless Housing Plan is led by Cowlitz County.

The [Cowlitz County 5-year Homeless Housing Plan](#) (December 2019 – December 2024) is incorporated by reference into this Consolidated Plan. The following goals and strategies are from this plan.

Goal 1: Increase access to affordable housing

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

Goal 2: Quickly identify and engage people experiencing homelessness

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

Goal 3: Increase prevention and education opportunities

Strategy: Support prevention and education projects.

Goal 4: Maintain a crisis response system in Cowlitz County

Strategy: Consistently evaluate current system capacity, reviewing characteristics of the homeless population and the resources/interventions available to meet the need.

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

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

2025 ANNUAL ACTION PLAN

The 2025 Action Plan is the first year of the 2025-2029 Consolidated Plan. The Action Plan addresses the programs, projects, and activities that will be undertaken in the 2025 Action Plan year with the resources anticipated to be available. Funding sources include the Community Development Block Grant (CDBG) and HOME Investment Partnership Program.

CONTINGENCIES

In the event that HUD appropriations are greater or less than anticipated, or project activities come in less than the funding allocated, the following activities are proposed as contingencies:

1. Tenant-Based Rental Assistance (HOME)
2. Rental housing development (HOME)
3. CHDO projects and operating (HOME)
4. Homebuyer activities (HOME or CDBG)
5. Public Facilities or Improvements (CDBG)
6. Homeless services (CDBG)
7. Youth activities for low-income persons (CDBG)

EXPECTED RESOURCES

HUD's 2025 allocation to the Longview-Kelso HOME Consortium and to Longview (CDBG) is as follows:

HOME\$ 279,099

CDBG \$ 270,235

TOTAL\$ 549,334

2025 ACTION PLAN SUMMARY

CDBG activities focus on improvements to a low-income housing complex with the replacement of windows on 24 units of affordable housing. The city will be providing funding to shelter for bathroom renovations as well. The city will have one public service project. The public service project will be Summer Camp activities for low-income youth at Archie Anderson Park in Longview.

HOME activities include funding for a multifamily project developed by Housing Opportunities of Southwest Washington (HOSWWA), tenant-based rental assistance for Community House on Broadway, and funding for foundation for the challenged to renovate a home for individuals for people with disabilities.

See attached table which summarizes the activities and funding for 2025.

Table 45: 2025 Action Plan Summary

RESOURCES ANTICIPATED	CDBG	HOME	TOTAL
2025 Grant Allocation	\$ 270,235	\$ 279,099	\$ 549,334
Program Income			\$ -
Prior Year Uncommitted/Deobligated Funds		\$ 236,430	\$ -
Existing Commitments (Prior Year Awards)			\$ -
TOTAL RESOURCES	\$ 270,235	\$ 515,529	\$ 694,607
ACTIVITIES	CDBG	HOME	TOTAL
Non-Service Projects			
Soundview Apartments Window Replacement	115,000		115,000
CHOB Restroom Remodel	74,164		74,164
HOSWWA 48-unit Housing		177,926	177,926
Foundation For the Challenged		150,000	150,000
Community House		41,395	41,395
Foundation for the Challenged (Kelso)		53,000	53,000
Community House (Kelso)		6,308	6,308
CHDO Set Aside			
CHDO Operating Funds (5%)		13,954	13,954
2024 CHDO Operating Funds (5%)		15,011	15,011
Public Service Projects			
Super Summers	35,000		35,000
Planning & Administration			
HOME Consortium Administration		57,931	57,931
CDBG Administration (15%)	40,535		40,535
TOTAL EXPENDITURES	\$ 264,699	\$ 515,525	\$ 694,607
Balance (Resources - Expenditures)	\$	\$	\$



City of Longview

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

Minutes

City Council

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

Thursday, June 12, 2025

6:00 PM

2nd Floor, City Hall

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

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

Telephone options (dial any of the following numbers):

1-253-215-8782 or 1-346-248-7799 or 1-408-638-0968 or 1-669-900-6833 or 1-301-715-8592

Webinar ID: 823 9413 2374

1. CALL TO ORDER

Mayor Boudreau called the meeting to order at 6:02 p.m.

2. INVOCATION*/FLAG SALUTE

25-00341 PAUL BRICKNELL, RIVER TOWN CHURCH

After the invocation provided by Paul Bricknell of River Town Church, the flag salute was recited.

3. ROLL CALL

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

Staff Present: City Manager Jennifer Wills, Interim City Attorney Charlotte Archer, Public Works Director/Assistant City Manager Chris Collins, Community & Economic Development Director Nick Little, Parks & Recreation Director Justin Brown, Police Chief Robert Huhta, Human Resources Director Sabrina

Fraidenburg, Fire Chief Brad Hannig, Public Information Officer Angela Abel, Information Technology Director Mike Sullivan, Finance Director Lisa Wolff, Deputy City Clerk Sam Van Laer

4. **WORKSHOP**

5. **APPROVAL OF MINUTES**

A motion was made by Councilmember Wallis, seconded by Mayor Pro Tem LaFave, to approve the May 22, 2025 Regular Meeting Minutes and June 5, 2025 Special Meeting Minutes. The motion carried unanimously.

25-001192 MAY 22, 2025 REGULAR MEETING

25-00534 JUNE 5, 2025 SPECIAL MEETING MINUTES

6. **CHANGES TO THE AGENDA**

The Council determined that the following agenda items would be reordered to reflect the Inaugural Longview Legacy Award as the next item, then the Proclamation for Bill Kasch Day, then Constituent Comments, then the Cowlitz Tribe Active Transportation Project Planning Concepts, then the Executive Session for Potential Litigation, and then the Fire Revenue Strategies Presentation.

7. **EXECUTIVE SESSION**

25-00526 POTENTIAL LITIGATION PER RCW 42.30.110(1)(i)

The City Council, City Manager Wills, Interim City Attorney Archer, and Public Works Director/Assistant City Manager Collins entered Executive Session at 6:35 p.m. pursuant to RCW42.30.110(1)(i) Potential Litigation for a period of 10 minutes. At 6:45 p.m. all parties came out of Executive Session. No action was taken.

8. **PRESENTATIONS & AWARDS**

25-00527 INAUGURAL LONGVIEW LEGACY AWARD

City Manager Wills explained the Inaugural Longview Legacy Award purpose and presented the Award criteria.

Mayor Boudreau presented the Inaugural Longview Legacy Award to Bill Kasch.

25-00535 PROCLAMATION - BILL KASCH DAY JULY 15, 2025

Mayor Boudreau presented the proclamation to Bill Kasch.

25-00550 COWLITZ TRIBE ACTIVE TRANSPORTATION PROJECT PLANNING CONCEPTS

RECOMMENDED ACTION:

COUNCIL CONCURRENCE ON THE MULTI-MODAL TRANSPORTATION PROJECT TO IMPROVE WALKING AND BIKING ALONG 9TH AVE AND DOUGLAS ST

Public Works Director/Assistant City Manager Chris Collins presented.

Council discussed the project.

The Council provided concurrence on the multi-modal transportation project to improve walking and biking along 9th Avenue and Douglas Street.

25-00514 FIRE REVENUE STRATEGIES

Fire Chief Brad Hannig presented.

The Council discussed the presentation.

Council provided concurrence to move forward with plans to add the Fire Protection District levy to the 2026 ballot and select an entity to conduct an educational campaign through an RFP process.

A citizen, name unstated, provided public comment.

Jason Still provided public comment.

A citizen, name unstated, provided public comment.

Teresa Purcell provided public comment.

Clint Hash provided public comment.

Arleen Hubble provided public comment.

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

Carol Zonich provided public comment.

Jim Hill provided public comment.

Derek Fine provided public comment.

Clint Hash provided public comment.

10. **PUBLIC HEARINGS**

25-00548 **RESOLUTION NO. 2562 - ADOPT 2026 - 2031 SIX YEAR TRANSPORTATION IMPROVEMENT PLAN AND RIVERCITIES TRANSIT PROGRAM OF PROJECTS**

RECOMMENDED ACTION:

HOLD PUBLIC HEARING AND MOTION TO ADOPT RESOLUTION NO. 2562

Public Works Director/Assistant City Manager Chris Collins presented.

Council discussed the presentation.

Mayor Boudreau opened the public hearing at 7:42 p.m.

Tim Shay provided public comment on the subject.

Jason Still provided public comment on the subject.

Mayor Boudreau closed the public hearing at 7:47 p.m.

A motion was made by Councilmember Halvorson, seconded by Councilmember Wallis, to adopt Resolution No. 2562. The motion carried unanimously.

25-00545 **ORDINANCE NO. 3561 - ADOPTING A NEW CHAPTER 19.25 OF THE LONGVIEW MUNICIPAL CODE ESTABLISHING A MULTI-UNIT OVERLAY ZONE (MUZO); AMENDING THE COMPREHENSIVE PLAN MAP TO REDESIGNATE CERTAIN PROPERTIES IN THE HIGHLANDS NEIGHBORHOOD FROM HIGH DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL; AMENDING THE OFFICIAL ZONING MAP TO APPLY THE MUZO TO SAID PROPERTIES**

RECOMMENDED ACTION:

HOLD THE PUBLIC HEARING AND MOTION TO APPROVE ORDINANCE NO. 3561

Community Development Director Nick Little presented.

Council discussed the presentation.

Mayor Boudreau opened the public hearing at 7:59 p.m.

Mike Pederson provided public comment in support.

Shannon Gilman provided public comment on the subject.

Carlos, last name unstated, provided public comment in support.

Clint Hash provided public comment in support.

Jason Still provided public comment on the subject.

Melissa Marzlin provided public comment on the subject.

Mayor Boudreau closed the public hearing at 8:10 p.m.

*A motion was made by Councilmember Wean, seconded by Councilmember Wallis, to adopt Ordinance No. 3561. The motion carried by the following vote:
Ayes: Mayor Boudreau, Mayor Pro Tem LaFave, Councilmember Wean, Councilmember Wallis, Councilmember Halvorson
Nays: Councilmember Young*

25-00544 ORDINANCE NO. 3562 - AN ORDINANCE OF THE CITY OF LONGVIEW, WASHINGTON, AMENDING CHAPTERS 19.67 AND 19.80 OF THE LONGVIEW MUNICIPAL CODE RELATING TO SHORT SUBDIVISIONS AND SUBDIVISION REGULATIONS

RECOMMENDED ACTION:

HOLD THE PUBLIC HEARING AND MOTION TO APPROVE ORDINANCE NO. 3562

*Community Development Director Nick Little presented.
Council discussed the presentation.*

*Mayor Boudreau opened the public hearing at 8:21 p.m.
Jason Still provided public comment on the subject.
Council discussed the subject.
Mayor Boudreau closed the public hearing at 8:30 p.m.*

*A motion was made by Councilmember Wallis, seconded by Councilmember LaFave, to adopt Ordinance No. 3562. The motion carried by the following vote:
Ayes: Mayor Boudreau, Mayor Pro Tem LaFave, Councilmember Wean, Councilmember Wallis, Councilmember Kendall, Councilmember Halvorson
Nays: Councilmember Young*

11. BOARD & COMMISSION RECOMMENDATIONS

12. ORDINANCES & RESOLUTIONS

25-00551 RESOLUTION NO. 2563 - AUTHORIZING INTERLOCAL FOR ANIMAL SHELTERING AND CONTROL SERVICES

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2563 AND AUTHORIZE THE CITY MANAGER TO EXECUTE AND IMPLEMENT THE AGREEMENT

*A motion was made by Councilmember Kendall, seconded by Councilmember Wean, to adopt Resolution No. 2563 and authorize the City manager to execute and implement the agreement.
Jason Still provided public comment.
The motion carried unanimously.*

25-00563 RESOLUTION 2564 - SOLID WASTE AND RECYCLING RATE INCREASE FOR 2025

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2564

*Community Development Director Nick Little presented.
Council discussed the presentation.*

A motion was made by Councilmember Kendall, seconded by Councilmember Wean, to adopt Resolution No. 2564.

*An amendment to the motion was made by Councilmember Halvorson, seconded by Councilmember Wallis, to table the proposal until the first meeting in August. The amendment to the motion carried by the following vote:
Ayes: Mayor Boudreau, Mayor Pro Tem LaFave, Councilmember Wallis, Councilmember*

*Halvorson, Councilmember Young
Abstains: Councilmember Wean
Nays: Councilmember Kendall*

13. MAYOR'S REPORT

Mayor Boudreau reported on the ribbon cutting for the Sunrise Village project, the local high school graduations, and the Go 4th Festival.

14. COUNCILMEMBERS' REPORTS

Councilmember Wallis reported on the Cowlitz Transit Authority Meeting and the Sunrise Village Ribbon cutting.

Mayor Pro Tem LaFave reported on the Sunrise Village Ribbon Cutting, the KLTV Board meeting, the upcoming First Responder Day at the Children's Discovery Museum, and the Chamber's after hours.

Councilmember Wean reported on the Library Board and the upcoming 60th anniversary of the Rose Garden.

Councilmember Kendall reported on the Southwest Clean Air Agency meeting.

15. CONSENT CALENDAR

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

25-001193 APPROVAL OF CLAIMS

25-00549 RESOLUTION NO. 2565 - AFFIRMING THE CITY'S COMMITMENT OF LOCAL MATCHING FUNDS FOR THE SAFE STREETS AND ROADS FOR ALL (SS4A) GRANT APPLICATION FOR THE BEECH STREET CORRIDOR SAFETY IMPROVEMENT PROJECT

**RECOMMENDED ACTION:
MOTION TO ADOPT RESOLUTION NO. 2565**

25-00564 RESOLUTION NO. 2566 - SURPLUS CITY PROPERTY

**RECOMMENDED ACTION:
MOTION TO ADOPT RESOLUTION NO. 2566**

25-00515 ORDINANCE NO. 3560 - AMENDING THE PDA CHARTER & BYLAWS TO CHANGE THE QUORUM REQUIREMENT SET FORTH IN THE CHARTER, ARTICLE VI, SECTION 6.02 AND BYLAWS, ARTICLE 1, SECTION 1.01

**RECOMMENDED ACTION:
MOTION TO ADOPT ORDINANCE NO. 3560**

25-00571 SET CLOSED RECORD PUBLIC HEARING FOR JULY 8, 2025 FOR PLANNING COMMISSION RECOMMENDATION FOR THE TAYLOR ISLAND ESTATES PLANNED UNIT DEVELOPMENT (PUD) SUBDIVISION AT 5431 MT SOLO ROAD

**RECOMMENDED ACTION:
MOTION TO SET A PUBLIC HEARING JULY 8, 2025**

16. CITY MANAGER'S REPORT

25-00528 EXTENDING DOWNTOWN PARKING MORATORIUM

*Police Chief Robert Huhta presented.
Jason Still provided public comment.
Council discussed.*

A motion was made by Councilmember Wean, seconded by Councilmember Young, to extend the Downtown Parking Moratorium.

*Jason Still provided public comment.
The motion carried unanimously.*

Council provided concurrence for staff recommendations on parking regulations, signage and an independent appraisal of the Schneider lot.

25-00570 RESOLUTION 2561 TASK FORCE FRAMEWORK AND IMPLEMENTATION PLAN**RECOMMENDED ACTION:**

REVIEW THE TASK FORCE FRAMEWORK AND PROVIDE CONFIRMATION OF COUNCIL REPRESENTATION AND SUPPORT FOR THE OUTLINED TIMELINE AND DELIVERABLES

*City Manager Jennifer Wills explained the Task Force Framework and Implementation Plan.
Council discussed.*

Council provided concurrence for Mayor Boudreau, Councilmember Kendall, and Councilmember Young participating in the Task Force.

17. MISCELLANEOUS**18. EXECUTIVE SESSION****25-00513 COLLECTIVE BARGAINING PER RCW 42.30.240(4)(a)****25-00572 POTENTIAL LITIGATION PER RCW 42.30.110(1)(i)**

The City Council, City Manager Jennifer Wills, Interim City Attorney Charlotte Archer, Human Resources Director Sabrina Fraidenburg and Public Works Director/Assistant City Manager entered Executive Session at 9:30 p.m. per RCW 42.30.140(4)(a) Collective Bargaining and RCW 42.30.110(1)(i) Potential Litigation to run consecutively for a period of 15 minutes. At 9:45 p.m. all parties came out of Executive Session. No action was taken.

19. ADJOURNMENT

The meeting was adjourned at 9:45 p.m.

***Samantha VanLaer
Deputy City Clerk***

***Approved: _____
Mayor***

NEXT REGULAR COUNCIL MEETINGS:

THURSDAY, JUNE 26, 2025 – 6:00 P.M.

TUESDAY, JULY 8, 2025 – 6:00 P.M. (JULY & AUGUST COUNCIL MEETINGS ARE 2ND & 4TH TUESDAY)

COUNCIL SUMMIT:

FRIDAY, JUNE 13, 2025 - 5:00 P.M. – 8:00 P.M. CITY HALL TRAINING ROOM

SATURDAY, JUNE 14, 2025 - 9:00 A.M. - 2:00 P.M. CITY HALL TRAINING ROOM



City of Longview

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

Minutes

City Council

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

Friday, June 13, 2025

5:00 PM

2nd Floor, City Hall

NOTICE IS HEREBY GIVEN, in accordance with RCW Chapter 42.30, that the City Council of the City of Longview, Washington, will conduct a special meeting- Council Summit - in the Longview City Hall Training Room, 1525 Broadway, Longview, on Friday, June 13, 2025 from 5:00 p.m. to 8:00 p.m. The Council Summit will continue Saturday, June 14, 2025 from 9:00 a.m. to 2:00 p.m. The topics of discussion follow. Final disposition shall be taken on no other matter.

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

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

Telephone options (dial any of the following numbers):

1-253-215-8782
1-346-248-7799
1-408-638-0968
1-669-900-6833

Webinar ID: 823 9413 2374

1. CALL TO ORDER
The meeting was called to order at 5:10 p.m.
2. FLAG SALUTE
3. ROLL CALL

Present: Mayor Boudreau (arrived at 5:16 p.m.), Mayor Pro Tem LaFave, Councilmember Kendall, Councilmember Wean, Councilmember Wallis, Councilmember Young, Councilmember Halvorson

Staff Present: City Manager Jennifer Wills, Public Works Director/Assistant City Manager Chris Collins, Parks & Recreation Director Justin Brown, Police Chief Robert Huhta, Library Director Jacob Cole, Human Resources Director Sabrina Fraidenburg, Public Information Officer Angela Abel, Information Technology Director Mike Sullivan, Deputy City Clerk Sam Van Laer

4. **INTRODUCTION OF MODERATORS**

25-00540 **LAURA HIGHT, EXECUTIVE DIRECTOR OF COMMUNITY MEDIATION CENTER AND ELIZABETH DRAKE PH.D., EXECUTIVE DIRECTOR OF DISPUTE RESOLUTION CENTER OF THURSTON COUNTY**

City Manager Jennifer Wills introduced Laura Hight, Executive Director of Community Mediation Center and Elizabeth Drake Ph.D., Executive Director of Dispute Resolution Center of Thurston County.

5. **COUNCIL SUMMIT DISCUSSION**

Council and staff introduced themselves to the moderators.

The moderators discussed the Summit purpose, objectives, and working agreements.

25-00539 **CITY COUNCIL PROTOCOL MANUAL**

Council discussed the proposed revisions to chapter 8, section 7, subsection E of the City Council Protocol Manual regarding general meeting procedures.

Councilmember Halvorson shared a presentation on RCWs that govern City Council conduct to distinguish conduct within a Council meeting from conduct outside a Council meeting.

Council discussed the possibility of removing the sections that regulate City Council conduct outside meetings from the City Council Protocol Manual and creating a separate ordinance.

Council discussed the proposed revisions to chapter 11 of the City Council Protocol Manual regarding leadership and engagement.

Council discussed the subjectivity of this chapter.

At 6:20 p.m. the Council took a recess. At 6:23 p.m. Mayor Boudreau was excused from the meeting.

The meeting reconvened at 6:24 p.m. with Mayor Pro Tem LaFave, Councilmember Young, Councilmember Kendall, Councilmember Wean, Councilmember Halvorson, and Councilmember Wallis present.

Council discussed the proposed revisions to chapter 12, section 1 of the City Council Protocol Manual regarding orientation for new Councilmembers.

Council discussed the onboarding process for new City Councilmembers and the process for orienting them to City programs.

Council discussed the proposed revisions to chapter 5, section 6 of the City Council Protocol Manual regarding Councilmember use of social media.

Council discussed the management of public records created on social media accounts and the first amendment rights of Councilmembers.

At 6:47 p.m. Mayor Boudreau returned to the meeting.

Council discussed the proposed revisions to chapter 5, section 7 of the City Council Protocol Manual regarding crisis or controversy communication.

Council discussed the differences between weak mayor and strong mayor systems.

At 6:58 p.m. the Council took a recess and reconvened at 7:02 p.m. with all members present.

City Manager Wills presented the Public Comment Policy proposal.

Council discussed the proposal.

At 7:06 p.m. the flag salute was recited.

Council discussed different options for structuring public comment, keeping order during Council meetings, and other options for public input outside of Council business meetings.

The moderators shared the agenda for the Council Summit on Saturday.

6. ADJOURNMENT

The meeting was adjourned at 7:56 p.m.

*Samantha Van Laer
Deputy City Clerk*

*Approved: _____
Mayor*

NEXT COUNCIL SUMMIT:

SATURDAY, JUNE 14, 2025 - 9:00 A.M. - 2:00 P.M.

NEXT REGULAR COUNCIL MEETINGS:

THURSDAY, JUNE 26, 2025 – 6:00 P.M.

TUESDAY, JULY 8, 2025 – 6:00 P.M. (JULY & AUGUST COUNCIL MEETINGS ARE 2ND & 4TH TUESDAY)



City of Longview

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

Minutes

City Council

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

Saturday, June 14, 2025

9:00 AM

2nd Floor, City Hall

NOTICE IS HEREBY GIVEN, in accordance with RCW Chapter 42.30, that the City Council of the City of Longview, Washington, will conduct a special meeting - Council Summit - in the Longview City Hall Training Room, 1525 Broadway, Longview, on Saturday, June 14, 2025 from 9:00 a.m. to 2:00 p.m. The topics of discussion follow. Final disposition shall be taken on no other matter.

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

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

Telephone options (dial any of the following numbers):

1-253-215-8782
1-346-248-7799
1-408-638-0968
1-669-900-6833

Webinar ID: 823 9413 2374

1. **CALL TO ORDER**
Mayor Boudreau called the meeting to order at 9:00 a.m.
2. **FLAG SALUTE**
The flag salute was recited.
3. **ROLL CALL**
***Present:** Mayor Boudreau, Mayor Pro Tem LaFave, Councilmember Kendall, Councilmember Wean, Councilmember Wallis, Councilmember Young, Councilmember Halvorson*

Staff Present: City Manager Jennifer Wills, City Clerk Tiffany Ostreim, Public Works Director/Assistant City Manager Chris Collins, Police Chief Robert Huhta, Library Director Jacob Cole, Human Resources Director Sabrina Fraidenburg, Public Information Officer Angela Abel, Information Technology Director Mike Sullivan, Finance Director Lisa Wolff

4. **INTRODUCTION OF FACILITATORS**

25-00542 LAURA HIGHT, EXECUTIVE DIRECTOR OF COMMUNITY MEDIATION CENTER AND ELIZABETH DRAKE PH.D., EXECUTIVE DIRECTOR OF DISPUTE RESOLUTION CENTER OF THURSTON COUNTY

Laura Hight, Executive Director of Community Mediation Center and Elizabeth Drake Ph.D., Executive Director of Dispute Resolution Center of Thurston County facilitated the summit.

5. **COUNCIL SUMMIT DISCUSSION**

25-00541 CITY MANAGER EXPECTATIONS/GOALS VISION/VALUES

Expectations of the City Manager - Human Resources Director Sabrina Fraidenburg led the discussion. Council discussed the City Manager job description and submitted changes to HR Director Fraidenburg.

Council discussed the City Manager Evaluation Policy and submitted changes to HR Director Fraidenburg.

Council discussed the City Manager Performance Evaluation Form and submitted changes to HR Director Fraidenburg.

SMART Performance Measures - Human Resources Director Sabrina Fraidenburg led the discussion. Specific, Measurable, Achievable, Relevant, Time-bound goals.

Council discussed goals for: Intergovernmental Relations, Council Communication and Relations, Organizational Management and Employee Relations, Strategic Leadership and Fiscal Stewardship, Community Relations, and Crisis and Emergency Leadership.

Shared Vision for Longview - Facilitators Laura Hight and Elizabeth Drake led the discussion. Council participated in a visioning activity.

Shared values/themes included: optimism, quality of place, development, health, and safety.

At 12:05 p.m. the Council took a 20-minute recess and reconvened at 12:25 p.m. with all members present.

Public Information Officer Angela Abel led a presentation on Branding.

Council discussed Longview's brand and was interested in doing a small in-house brand refresh.

Summary and Next Steps - Councilmembers will send their comments on the Protocol Manual to City Manager Wills who will schedule a review of each chapter during regular council meetings under City Manager's Report.

A resolution to adopt a Public Comment Policy will be brought to council during a regular council meeting for adoption.

Human Resources Director Fraidenburg will update the City Manager job description, performance review and evaluation form.

City Manager Wills will schedule a workshop for council to review information gathered from the Citizen, Stakeholder and Employee Summits to guide the council in drafting their initiatives.

A re-brand policy will be brought to council during a regular council meeting for adoption.

6. **ADJOURNMENT**

The meeting was adjourned at 1:27 p.m.

Tiffany Ostreim
City Clerk

Approved: _____
Mayor

NEXT REGULAR COUNCIL MEETINGS:

THURSDAY, JUNE 26, 2025 – 6:00 P.M.

TUESDAY, JULY 8, 2025 – 6:00 P.M. (JULY & AUGUST COUNCIL MEETINGS ARE 2ND & 4TH TUESDAY)

Proclamation

City of Longview, Washington

Americans with Disabilities Pride Day July 26, 2025

WHEREAS, the Americans with Disabilities Act (ADA) was passed on July 26, 1990 to ensure the civil rights of disabled people; and

WHEREAS, this month marks the 35th anniversary of the ADA, the landmark law that improved barriers for persons with disabilities and established access as a fundamental human right; and

WHEREAS, with the support of Longview's Accessibility Advisory Committee, the City of Longview has made substantial contributions to provide inclusion and accessibility for residents with disabilities; and

WHEREAS, local governmental entities and residents join to affirm the principles consistent with the ADA to protect people with disabilities from discrimination; and

WHEREAS, the City of Longview and residents are proud to recognize persons with disabilities and continue the commitment towards achieving greater social and economic inclusion, as well as accessibility; and

NOW, THEREFORE, I, Spencer Boudreau Mayor of the City of Longview, do hereby proclaim July 26, 2025 as "American with Disabilities Pride Day," and encourage all to celebrate the 35th year of this civil rights law and the many contributions of individuals with disabilities.

In witness whereof, I have hereunto set my hand and caused the seal of the City of Longview to be affixed this 26th day of June 2025.

Spencer Boudreau, Mayor

RESOLUTION NO. 2568

A RESOLUTION ANNEXING THE REAL PROPERTY HEREIN DESCRIBED TO THE CITY OF LONGVIEW, COWLITZ COUNTY, WASHINGTON, AS PROVIDED BY THE LAWS OF THE STATE OF WASHINGTON.

WHEREAS, on September 11, 2024, the City of Longview received a 10 percent petition and Notice of Intent to annex 4511 Ocean Beach Highway and associated parcels area for an annexation meeting the requirements of RCW 35A.14.120, initiated by Alex Munzel; and

WHEREAS, the proposed Annexation area is approximately 7.2 acres with an assessed valuation of \$7,470,510 for the 2024 payable year; and

WHEREAS, the area to be annexed has been described in a legal description which is included as **Exhibit F** that has been confirmed to be accurate by Cowlitz County Assessor office; and

WHEREAS, having received the 4511 Ocean Beach Highway and associated parcels Annexation written notification of intent to annex that satisfies the 10% percent assessed value threshold, the City Council reviewed the matter for consideration at its regular public meeting on November 14, 2024; and

WHEREAS, at the November 14, 2024, meeting, the City Council accepted the 10% Petition for Annexation and allowed the applicant to circulate the 60% Petition and directed staff to proceed with proposed Annexation as proposed; and

WHEREAS, on January 6th, 2025 the Cowlitz County Assessor, pursuant to RCW 35A.01.040(9) certified that she had received the “4511 Ocean Beach High Way Annexation petition for annexation filed with the City of Longview that said petition contains valid signatures of property owners of at least sixty percent (60%) of the value as assessed for the general taxation of the property for which annexation is petitioned, and therefore issued a Certificate of Sufficiency; and

WHEREAS, the planning commission at its May 7th meeting designated a High Density Residential and Traditional Neighborhood Residential zoning districts for said properties; and

WHEREAS, the Longview City Council held a public hearing concerning the proposed 4511 Ocean Beach Highway Annexation at its regularly scheduled City Council meeting on June 26, 2025;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LONGVIEW, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. Findings. The City Council adopts the above recitals in support of the 4511 Ocean Beach Highway and Associated Parcels Annexation.

Section 2. Petitioners. The 4511 Ocean Beach Highway Annexation area consists of Eleven (11) parcels, totaling approximately seven and two-tenth (7.2) acres.

Section 3. Comprehensive Plan and Zoning. The City of Longview intends to adopts the High Density Residential and Traditional Neighborhood Residential Comprehensive Plan and Zoning designations for the 4511 Ocean Beach Highway and associated parcels Annexation as part of the City Council's approval of the annexation.

Section 4. Proposed Annexation Boundaries. The boundaries of the Annexation area are depicted in **Exhibit D** and described in **Exhibit F** to this resolution and incorporated by reference as if set forth in full.

Section 5. Filing. The Mayor or his designee is hereby authorized and directed to file a copy of this resolution with the Cowlitz County Boundary Review Board seeking approval for annexation of the "4511 Ocean Beach highway and associated parcels Annexation Petition area" to the City of Longview.

Section 6. Corrections by City Clerk. Upon approval of the City Attorney, the City Clerk is authorized to make necessary corrections to this resolution including, but not limited to, the correction of scrivener/clerical errors, references to other local or state laws, codes, rules, or regulations, resolution numbering, and section/subsection numbers.

RESOLVED by the City Council of the City of Longview, Washington, this ____ day of _____, 2025.

APPROVED AS TO FORM:

City Attorney

Mayor

ATTEST:

City Clerk

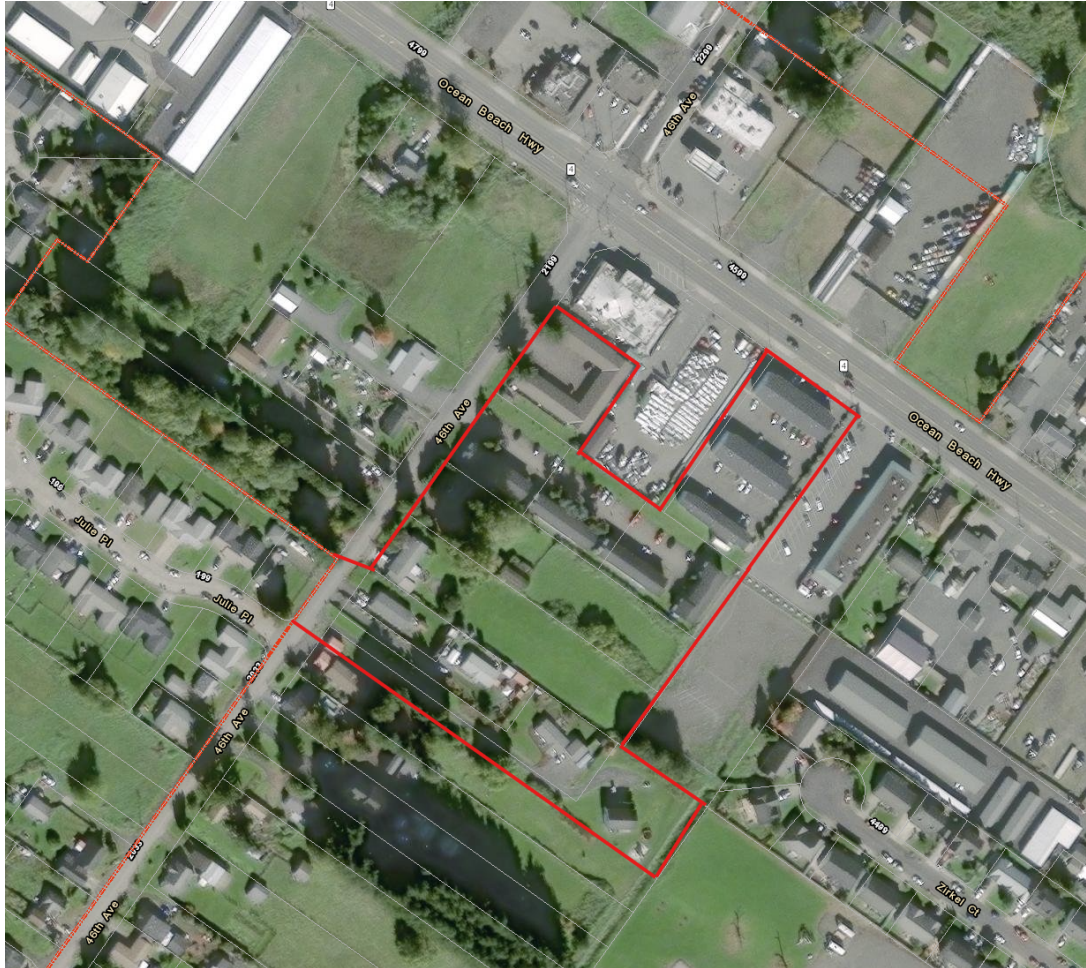


P.O. Box 128
Longview, WA 98632-7080
www.mylongview.com

**Annexation Staff Report
4511 Ocean Beach Highway**

Staff Report Date:	April 28 th , 2025
Property Owner:	Alex Munzel
Applicant:	Alex Munzel
Project Summary:	4511 Ocean Beach Highway 46 th Ave parcels annexation proposal of eleven parcels from county limits to the city of Longview.
Annexation Location:	4511 Ocean Beach Highway and 10 parcels on 46 th Ave. see annexation Area for aerial view of proposed annexation area
Current Zoning:	All properties all currently zoned with Cowlitz County Zoning designation of Urban Commercial (C-2) and Urban Residential (UR)
Comprehensive Plan:	Community Commercial, High Density Residential and Traditional Neighborhood Residential.
Existing Land Use:	The annexation area is comprised of eleven parcels all developed with residential uses that vary from multifamily apartments to single family residential.
Surrounding Land Use:	Adjacent land uses consist of a mix of residential and commercial uses.
Staff Recommendation:	Approval of the proposed annexation and resolution No 2568. stating the city intention to approve annexation upon approval from the Cowlitz County Boundary Review Board, Approval of planning commission comp plan amendment and zoning designation recommendation

Annexation Area



A. BACKGROUND

The proposed annexation area comprises of eleven developed parcels currently located in Cowlitz County, which are being proposed for annexation into the City Longview. At the November 14th 2024 City Council meeting, council held its initial meeting on the annexation request. After presentation by staff on the proposed annexation, council instructed staff to proceed with the annexation as proposed with no modifications. Following the instruction by council, the applicant proceeded to circulate the annexation petition and obtained the required signatures from property owners representing 60% of the total assessed value of all the properties involved in the annexation.

The proposed annexation area includes eleven parcels under the ownership of nine property owners, all of whom have been notified of the annexation proposal. The total assessed value of properties proposed for annexation is \$7,470,510. The affected parcels are as follows: 03130, 03128, 03132, 03132001, 03132002, 03133, 03135, 03136, 031360300, 031360200, 031360100

B. COMPREHENSIVE PLAN AMENDMENT AND ZONING DESIGNATION

On May 7th, 2025, the Planning Commission held a public hearing to designate the appropriate zoning designation and comprehensive plan amendment associated with the proposed annexation. The corresponding staff report is included as Exhibit A.

C. FINANCIAL ANALYSIS

Estimated Property Tax Revenue Shift – Proposed Annexation

This table presents the estimated annual property tax revenue shift resulting from the annexation of 11 properties into the City of Longview, based on a total assessed value of \$7,470,510.

Taxing Authority	Levy Rate (\$ per \$1,000 AV)	Estimated Revenue Shift
Total City of Longview – Consolidated levy	\$8.1139	\$60,614
City of Longview- General Rate	\$1.9733	\$14,738

F. STAFF RECOMMENDATION

Staff recommends approval of the proposed annexation with resolution No.2568 stating the city intention to approve annexation upon approval from the Cowlitz County Boundary Review Board, and Approval of planning commission comp plan amendment and zoning designation recommendation.



P.O. Box 128
Longview, WA 98632-7080
www.mylongview.com

**Comprehensive Plan Amendment and Zoning Designation Staff Report
4511 Ocean Beach Highway**

Staff Report Date:	April 30 th , 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 th 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 46th 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 12th, 2023. The comment period ended on December 26th, 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 46th 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 46th 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 30th , 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 30th, 2025



May 13th 2025

Mayor and City Council
City of Longview
1525 Broadway Street
Longview, WA 98632

Subject: Transmittal of Planning Commission Recommendation – Comprehensive Plan
Amendment and Zoning Designation

Dear Mayor and Members of the City Council,

At its duly noticed public hearing on May 7th 2025, the Longview Planning Commission considered a comprehensive plan amendment and zoning designation request submitted by Alex Munzel for the following parcels in association with the 4511 Ocean Beach Highway annexation: 03130, 03128, 03132, 03132001, 03132002, 03133, 03135, 03136, 031360300, 031360200, 031360100. The applicant is seeking a comprehensive plan amendment from General Commercial to High Density Residential for parcels 03130 and 03128 and zoning designation of Traditional Neighborhood and High Density Residential for the remaining parcels.

Following presentation of the staff report, public testimony, and Commission deliberation, the Planning Commission voted unanimously to recommend approval of the proposed rezone. The Commission's recommendation is based on the following findings:

- The proposed comprehensive plan amendment and zoning designation is consistent with the goals and policies of the Longview Comprehensive Plan.
- The proposed comprehensive plan amendment and zoning designation parcels bear a substantial relationship to the public health, safety, morals, or general welfare.
- The subject comprehensive plan amendment and zoning designation parcels are located within an area fully developed neighborhood served with adequate public facilities.
- The proposed comprehensive plan amendment and zoning designation will not result in any substantial adverse impacts on neighboring lands.

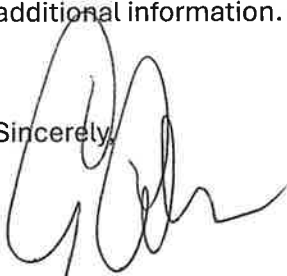
Enclosed with this letter are the following materials for your consideration:

- Project staff report
- Minutes from the May 7th, 2025, Planning Commission meeting

- Supporting application materials

The Planning Commission respectfully transmits this recommendation to the City Council for action. We appreciate your consideration of this matter and remain available should you require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig Collins', written over the word 'Sincerely,'.

Craig Collins
Chair, Longview Planning Commission

cc: *Jennifer Wills, City Manager*
Nick Little, Community Development Director
Tammi Edwards, Executive Assistant

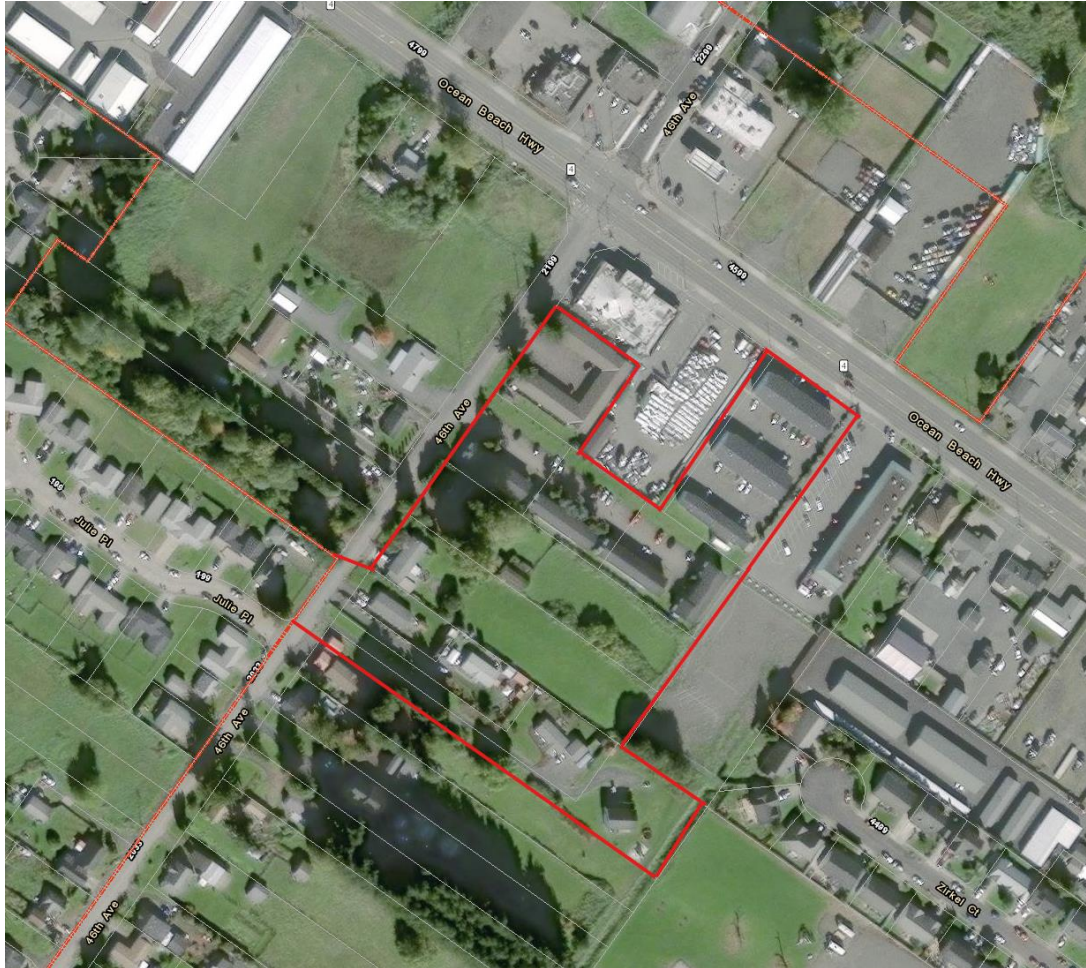


P.O. Box 128
Longview, WA 98632-7080
www.mylongview.com

**Annexation Staff Report
4511 Ocean Beach Highway**

Staff Report Date:	April 28 th , 2025
Property Owner:	Alex Munzel
Applicant:	Alex Munzel
Project Summary:	4511 Ocean Beach Highway 46 th Ave parcels annexation proposal of eleven parcels from county limits to the city of Longview.
Annexation Location:	4511 Ocean Beach Highway and 10 parcels on 46 th Ave. see annexation Area for aerial view of proposed annexation area
Current Zoning:	All properties all currently zoned with Cowlitz County Zoning designation of Urban Commercial (C-2) and Urban Residential (UR)
Comprehensive Plan:	Community Commercial, High Density Residential and Traditional Neighborhood Residential.
Existing Land Use:	The annexation area is comprised of eleven parcels all developed with residential uses that vary from multifamily apartments to single family residential.
Surrounding Land Use:	Adjacent land uses consist of a mix of residential and commercial uses.
Staff Recommendation:	Approval of the proposed annexation and resolution No 2568. stating the city intention to approve annexation upon approval from the Cowlitz County Boundary Review Board, Approval of planning commission comp plan amendment and zoning designation recommendation

Annexation Area



A. BACKGROUND

The proposed annexation area comprises of eleven developed parcels currently located in Cowlitz County, which are being proposed for annexation into the City Longview. At the November 14th 2024 City Council meeting, council held its initial meeting on the annexation request. After presentation by staff on the proposed annexation, council instructed staff to proceed with the annexation as proposed with no modifications. Following the instruction by council, the applicant proceeded to circulate the annexation petition and obtained the required signatures from property owners representing 60% of the total assessed value of all the properties involved in the annexation.

The proposed annexation area includes eleven parcels under the ownership of nine property owners, all of whom have been notified of the annexation proposal. The total assessed value of properties proposed for annexation is \$7,470,510. The affected parcels are as follows: 03130, 03128, 03132, 03132001, 03132002, 03133, 03135, 03136, 031360300, 031360200, 031360100

B. COMPREHENSIVE PLAN AMENDMENT AND ZONING DESIGNATION

On May 7th, 2025, the Planning Commission held a public hearing to designate the appropriate zoning designation and comprehensive plan amendment associated with the proposed annexation. The corresponding staff report is included as Exhibit A.

C. FINANCIAL ANALYSIS

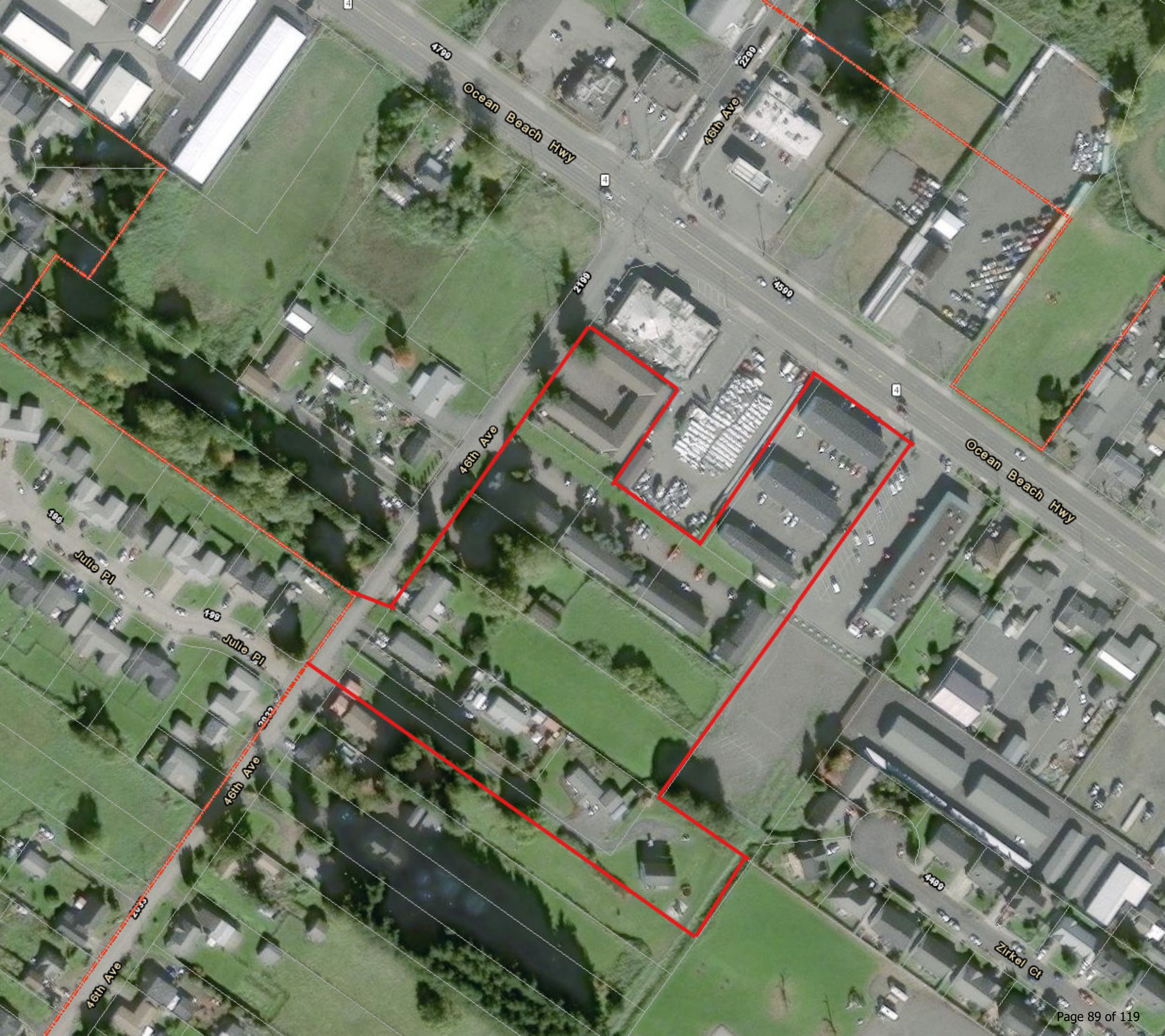
Estimated Property Tax Revenue Shift – Proposed Annexation

This table presents the estimated annual property tax revenue shift resulting from the annexation of 11 properties into the City of Longview, based on a total assessed value of \$7,470,510.

Taxing Authority	Levy Rate (\$ per \$1,000 AV)	Estimated Revenue Shift
Total City of Longview – Consolidated levy	\$8.1139	\$60,614
City of Longview- General Rate	\$1.9733	\$14,738

F. STAFF RECOMMENDATION

Staff recommends approval of the proposed annexation with resolution No.2568 stating the city intention to approve annexation upon approval from the Cowlitz County Boundary Review Board, and Approval of planning commission comp plan amendment and zoning designation recommendation.



Cowlitz County Assessor's Office
Emily Wilcox, Assessor

County Administration Building
207 Fourth Avenue North
Kelso, WA 98626
TEL (360) 577-3010
FAX (360) 442-7080
www.co.cowlitz.wa.us

COWLITZ COUNTY ASSESSOR
CERTIFICATE OF SUFFICIENCY

RCW 35A.01.040 & RCW 35A.14.120

I, Emily Wilcox, Cowlitz County Assessor, pursuant to RCW 35A.01.040(9), do hereby certify that I have received the **4511 Ocean Beach Hwy Annexation** petition filed with **City of Longview**. I further certify that said petition contains valid signatures of property owners of at least sixty percent (60%) of the value as assessed for the general taxation of the property for which annexation is petitioned as required by RCW 35A.14.120.

Terminal Date: January 6, 2025


Emily Wilcox, Cowlitz County Assessor

1/6/25
Date

**ANNEXATION TO
THE CITY OF LONGVIEW
PAGE 1 OF 2**

Being a portion of Section 24, Township 8 North, Range 3 West, of the Willamette Meridian, Cowlitz County, Washington, being more particularly described as follows:

Beginning at the easterly most corner of Wolden's First Addition, recorded in Volume 11, Page 76 of Plats, records of said County;

Thence, along the southeasterly prolongation of the northeasterly boundary of said Wolden's First Addition, South 55°03'54" East, for a distance of 50.00 feet, to a point on the southeasterly right-of-way line of Northeast 46th Avenue;

Thence, along said southeasterly right-of-way line, North 34°56'06" East, for a distance of 510.50 feet to the northerly corner of that parcel described under Auditor's File Number 940928051;

Thence, along the northeasterly boundary of said parcel, South 55°03'56" East, for a distance of 158.75 feet, to the easterly corner thereof;

Thence, along the southeasterly boundary of said parcel, South 34°56'06" West, for a distance of 162.50 feet, to the northeasterly boundary of Lot 9, Block 34, Columbia Valley Gardens Number 4;

Thence, along said northeasterly boundary, South 55°03'56" East, for a distance of 158.75 feet, to the westerly corner of Lot 6, Block 34, Columbia Valley Gardens Number 4;

Thence, along the northwesterly boundary of said Lot 6, North 34°56'06" East, for a distance of 295.00 feet, more or less, to the southwesterly right-of-way line of Ocean Beach Highway;

Thence, along said right-of-way line, South 55°03'56" East, for a distance of 158.75 feet;

Thence, along the southeasterly boundary of said Lot 6, and the southwesterly prolongation thereof, South 34°56'06" West, for a distance of 625.00 feet, to the southwesterly boundary of Lot 9, Block 34, Columbia Valley Gardens Number 4;

Thence, along said southwesterly boundary, South 55°03'56" East, for a distance of 158.75 feet, to the northeasterly most corner of lot 4 of Short Subdivision No. CC 02-023, recorded under Volume 13, Page 68 of Plats;

Thence, leaving said northeasterly most corner of said lot 4, South 34°56'06" West, along the easterly boundary line of said lot 4, for a distance of 135.00 feet, more or less, to the southeasterly corner of said lot 4;

Thence, along the southwesterly boundary of said lot 4, North 55°04'19" West, for a distance of 635.00 feet, more or less, to the southeasterly right-of-way line of Northeast 46th Avenue;

**ANNEXATION TO
THE CITY OF LONGVIEW
PAGE 2 OF 2**

Thence, leaving said southwesterly boundary, along said southeasterly right-of-way line, North 34°56'06" East, for a distance of 117.07 feet, to the Point of Beginning.

Containing 7.24 acres, more or less.



To whom it may concern,

My name is Darrin Harris and I own the property at 2108 46th Ave, Longview, WA 98632 in the Columbia Valley Gardens area. I received a letter for a request to annex 11 parcels by Alex Munzel - Corinthian Order Properties and I firmly oppose this proposal.

One year ago, several workers had started working on the property behind mine, adjacent to the strip mall parking lot. They tore up all of my blackberry bushes that I used to fence in my yard and the workers said the only reason they stopped was because they hit my grass line. They didn't know that they were on my property and had not done a survey to see where their property ends and mine begins. They also tore out all of my neighbors blackberry bushes which allowed unwanted access into our back yards. We both have dogs and the blackberry bushes act as a fence line to keep our dogs in. Then without doing a survey the workers started putting up a fence on our properties.

The Columbia Valley Gardens is a residential only area and many of us use our land for farming and have livestock and the Annexation of our land into City Limits would prevent us from keeping our livestock.

The Corinthian Order Properties wants to turn their parcel into a parking lot or expand their business into our back yards and this would devalue our land and take away from the natural beauty. The back end of our road runs right into Mt. Solo and we have water ways that run up to the back of our parcels with wildlife that would be run out of their homes because of this decision.

Thank you for your time and consideration in hearing my voice and opinion on this matter. I've forward the letter I received to all of my neighbors so we can stand unified in appealing this proposal. If you would like to contact me you can reach me by email or call me at (702) 375-4203.



City of Longview

Agenda Summary

CLOSED RECORD PUBLIC HEARING ON PLANNING COMMISSION RECOMMENDATION FOR 3009 COLUMBIA HEIGHTS ROAD COMPREHENSIVE PLAN AND ZONING AMENDMENT

RECOMMENDED ACTION:

HOLD THE CLOSED RECORD PUBLIC HEARING AND MOTION TO GRANT APPROVAL OF PLANNING COMMISSION RECOMMENDATION AND ADOPT ORDINANCE NO. 3563 FOR 3009 COLUMBIA HEIGHTS ROAD COMPREHENSIVE PLAN AND ZONING AMENDMENT

DATE: June 26, 2025

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Strengthen economic conditions & create new opportunities

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

The applicant, Darren Crookshanks has applied for a site-specific comprehensive plan amendment and rezone for two parcels. One parcel is developed with an existing house and the other parcel is undeveloped. The proposal would change the parcels Comprehensive Plan designation from Neighborhood/Convenience Commercial to Low Density Residential; and the zoning designation from Neighborhood Commercial (NC) to R-1.

The Planning Commission held a public hearing on the application on May 7th, 2025 and unanimously recommended approval to Longview City Council.

RECOMMENDED ACTION:

Hold the closed record public hearing and motion to grant approval of Planning Commission's recommendation and adopt Ordinance No. 3563 for 3009 Columbia Heights Road Comprehensive Plan and Zoning Amendment and approve associated Ordinance No. 3563.

STAFF CONTACT:

Community Development Planner Irene Rutikanga

Attachments:

1. Ord No 3563
2. 1_ Exhibit A-Transmittal letter
3. 2_ Exhibit B- staff report
4. 3_ Exhibit C- May 7th Planning Commission meeting minutes

ORDINANCE NO. 3563

AN ORDINANCE AMENDING CHAPTER 19.03 OF THE LONGVIEW MUNICIPAL CODE, RELATING TO THE COMPREHENSIVE PLAN FOR LAND USE DEVELOPMENT OF THE CITY OF LONGVIEW, BY ADDING NEW SECTIONS THERETO, TO BE DESIGNATED AS SECTIONS 19.03.021.30 AND 19.03.022.30, TO REFLECT A COMPREHENSIVE PLAN AMENDMENT ON CERTAIN PROPERTY FROM NEIGHBORHOOD/CONVENIENCE COMMERCIAL TO LOW DENSITY RESIDENTIAL, AMENDING THE ZONING OF CERTAIN PROPERTY FROM NEIGHBORHOOD COMMERCIAL (NC) TO R-1 RESIDENTIAL DISTRICT

WHEREAS, the owner, Darren Crookshanks has applied for a site-specific comprehensive plan amendment and rezone for two parcels commonly known as 3009 Columbia Heights Road and undeveloped parcel 05360852. The proposal will amend the comprehensive plan designation of the site from Neighborhood/Convenience Commercial Low- density Residential and amend the zoning designation from Neighborhood Commercial (NC) to R-1 and,

WHEREAS, at their May 7th , 2025, regular meeting, the Longview Planning Commission held a public hearing on the application. The Planning Commission received testimony at this meeting following which the Planning Commission voted to recommend approval of the application; and

WHEREAS an Environmental Checklist for the proposed Comprehensive Plan Map and Zoning Map revisions was reviewed pursuant to the State Environmental Policy Act and a determination of non-significance was issued on February 10th , 2025; and

WHEREAS, after reviewing the information presented to the City Council and the recommendation of the Planning Commission, and after having considered all of the evidence and testimony presented in favor and against such amendment, at their June 26, 2025, meeting, the City Council voted to approve the Applicant's proposal for a Comprehensive Plan Future Land Use Map and zoning code amendment.

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

Section 1. The City Council adopts the following findings in support of the comprehensive plan amendment and rezone that is the subject of this ordinance:

1. The proposal is consistent with the 2019 Longview Compressive plan Goals, Policies and Objectives.

2. Public facilities and transportation options are readily available at or near the subject property.
3. The City Engineer has reviewed the application and has determined that the proposal will not result in any critical impacts to the adjacent roadway system.

Section 2. That there shall be, and is hereby, added to Chapter 19.03 of the Longview Municipal Code, a new section designated as Section 19.03.021.30, reading as follows:

Section 19.03.021.30 Fifth Amendment to 2019 Comprehensive Plan

The following described properties lying within the present corporate limits of said City is hereby removed from the area classified as Neighborhood/Convenience Commercial and transferred to the area classified as Low Density Residential in the Comprehensive Plan for the development of land and building uses with the City:

Those parcels commonly known as 3009 Columbia Heights Road, Parcel Number 05360850, and undeveloped lot with parcel Number 05360852 in the City of Longview,

As shown on the “Proposed Comprehensive Plan Designation” map attached hereto as Exhibit A and incorporated herein by this reference.

Section 3. That there shall be, and is hereby, added to Chapter 19.03 of the Longview Municipal Code, a new section designated as Section 19.03.022.30, reading as follows:

Section 19.03.022.30 Fifth Revised Land Use Map - 2019 Comprehensive Plan - Preparation and Filing

The Department of Community Development for the City shall cause to be prepared a new land use map reflecting the changes set out in Section 19.03.021.30, such map to be designated as “Revised Land Use Map No. 5 - 2019 Comprehensive Plan” and shall file a copy thereof in the office of the City Clerk where the same shall be available for public inspection as required by RCW 35A.63.072. The revised map is made a part of the City’s Comprehensive Plan, replacing and superseding the land use map filed in accordance with Section 19.03.010.

Section 4. That the following described area located in the City of Longview, Cowlitz County, Washington, shall be, and is hereby deleted and transferred from its present designation of Neighborhood Commercial (NC) to Low Density Residential (R-1) District as follows:

Those parcels number commonly known as 3009 Columbia Heights Road, Parcel Number 05360850, and undeveloped lot with parcel Number 05360852.

As shown on the Proposed Zoning map attached hereto as Exhibit B and incorporated herein by this reference.

Section 5. This Ordinance shall be in full force and effect from and after thirty (30) days from the date of its passage and publication as provided by law.

Passed by the City Council this ____ day of _____, 2025.

Approved by the Mayor this ____ day of _____, 2025.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

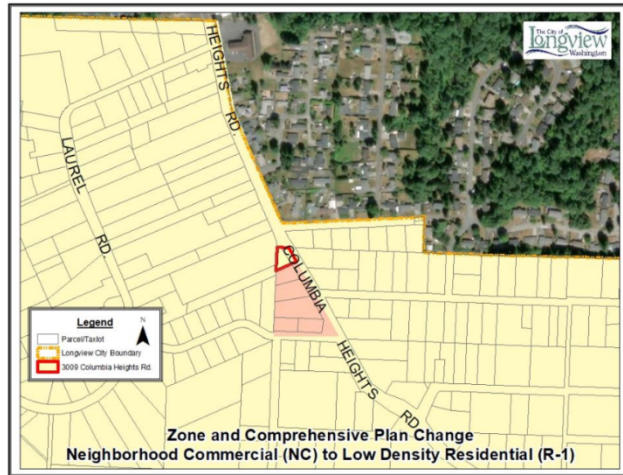
Charlotte Archer
City Attorney

Published: _____

Exhibit A: Proposed Comprehensive Map Designation



Existing



Proposed

Exhibit B: Proposed Zoning Map Designation



Existing



Proposed



May 13, 2025

Mayor and City Council
City of Longview
1525 Broadway Street
Longview, WA 98632

Subject: Transmittal of Planning Commission Recommendation – Rezone Request PC2025-1

Dear Mayor and Members of the City Council,

At its duly noticed public hearing on May 7th, 2025, the Longview Planning Commission considered a rezone request submitted by Darren Crookshanks for the property located at 3009 Columbia Heights Road. The applicant seeks to rezone the property from Neighborhood Commercial to Low Density Residential.

Following presentation of the staff report, public testimony, and Commission deliberation, the Planning Commission voted unanimously to recommend approval of the proposed rezone. The Commission's recommendation is based on the following findings:

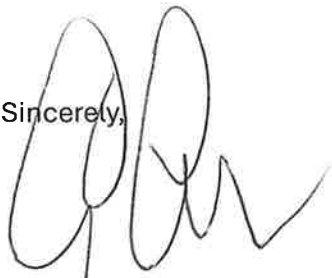
- The proposed rezone is consistent with the goals and policies of the Longview Comprehensive Plan.
- The rezone bears a substantial relationship to the public health, safety, morals, or general welfare
- The subject rezone parcels are located within an area fully developed neighborhood served with adequate public facilities.
- The proposed rezone will not result in any substantial adverse impacts on neighboring lands.

Enclosed with this letter are the following materials for your consideration:

- Project staff report
- Minutes from the May 7th Planning Commission meeting
- Supporting application materials

The Planning Commission respectfully transmits this recommendation to the City Council for action. We appreciate your consideration of this matter and remain available should you require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig Collins', written over the word 'Sincerely,'.

Craig Collins
Chair, Longview Planning Commission

cc: Jennifer Wills, *City Manager*
Nick Little, *Community Development Director*
Tammi Edwards, *Executive Assistant*
PC 2025-1



Staff Report

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 19th, 2025. Notice of the public hearing was posted on the property on February 19th, 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 10th, 2024. [E 2025-3 SEPA checklist]

The comment period for the SEPA checklist ended on February 24th, 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 policies 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 29th, 2024



City of Longview

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

Minutes

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.

1. **ROLL CALL**

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

Present: Member Craig Collins, Member Trey Davis, Member Jeff Rauth, Member Ramona Leber, Member Jerry Stinger, Member Alison Moss

Absent: Member Randy Knox

Staff Present: Nick Little, Community Development Director; Irene Rutikanga; Sam Barham, City Engineer; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

25-00423 Planning Commission meeting minutes of April 2, 2025

A motion was made by Member Ramona Leber, seconded by Member Alison Moss, to approve the meeting minutes of April 2, 2025.

The motion passed unanimously.

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

None at this time.

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

Read in to record.

5. **PUBLIC HEARINGS**

25-00424 PC 2025-1 3009 Columbia Heights Rezone

This item was previously heard at the March 5, 2025 regular Planning Commission meeting. The publisher of the legal notice had technical issues, so the item is being re-heard.

Mr. Rutikanga gave a brief review of the staff report.

Chairman Collins opened the public hearing.

Hearing no speakers, Chairman Collins closed the public hearing.

A motion was made by Member Ramona Leber, seconded by Member Jerry Stinger, to recommend approval of the Darren Crookshanks Comprehensive Plan and Zoning amendment, Case # PX 2025-1, based on findings and conclusions contained in the staff report. The motion carried unanimously.

25-00425 4511 Ocean Beach Hwy Comp Plan Admendment and Zoning Designation

Mr. Rutikanaga gave the staff report.

Member Jerry Stinger asked about the transfer of fire safety responsibilities. Member Ramona Leber wondered how many property owners are involved.

Chairman Collins opened the public hearing.

Hearing no speakers, Chairman Collins closed the public hearing.

A motion was made by Member Trey Davis, seconded by Member Alison Moss to recommend 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, 2025.

A motion was made by Member Trey Davis, seconded by Member Alison Moss to recommend the assignment of the zoning designation R-4, High Density Residential to parcels 03128, 03130, 03132001, 03132002, 03133; and the assignment of the zoning designation Traditional Neighborhood Residential to parcels 03135, 03136, 031360330, 031360200, 03136011; subject to the analysis and findings in the staff report dated April 30th, 2025.

The motions both carried unanimously.

6. NON-PUBLIC HEARING ITEMS

None at this time.

7. OTHER BUSINESS

None at this time.

8. PLANNER'S REPORT

** 46th/48th Ave - application for a PUD subdivision*

** 54 lot subdivision in review process*

** 18 lot subdivision off Sires Lane has been applied for*

Legislative update:

** Revisions to the Board of Adjustment - housekeeping*

** Public hearing on June 12th at City Council for the MUZO and Short Subdivision items*

** Reviewing Solid Waste rates - first touch will be at the May 8th Council meeting*

- A House Bill is mandating curbside recycling and curbside composting by 2030.

** House Bill 5184 could impact how we regulate parking. It specifies a half space for multi-family units, one space for single family dwellings. It will impact Longview significantly and needs to be implemented by 2029.*

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for June 4, 2025 at 7 p.m.

With no further business to discuss, Chairman Collins adjourned the meeting at 7:47 p.m.

Lisa Vertrees, Recorder



City of Longview

Agenda Summary

RESOLUTION NO. 2567 - PUBLIC COMMENT POLICY

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2567 OR PROVIDE ALTERNATIVE GUIDANCE TO THE CITY MANAGER

DATE: June 26, 2025

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Transparent and responsive government
Continued effective financial management

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

The City has received feedback indicating concerns about the structure and flow of City Council regular and special meetings, including the length of meetings, clarity around speaking procedures, and the overall sense of order during discussions. In response to these concerns, the City Council developed and discussed a proposed Public Comment Policy at its special meeting on June 13, 2025, referred to as the Council's Summit, that included a clear and transparent process for providing public feedback to the City Council at its regular and special meetings.

As a reminder, the regular and special meetings of the City Council are the ordinary business meetings of the legislative body of the City and are subject to the requirements of the Open Public Meetings Act (OPMA), Chapter 42.56 RCW. By law, a public agency must receive public comment at a regular meeting of the governing body where final action is taken, however the agency can decide whether to accept public comment orally at the meeting or by written comment prior to or at the regular meeting. Additionally, the process to comment at public hearings required for certain actions by the Council or associated with quasi-judicial proceedings are governed by the OPMA and related statutes.

At the Council's Summit, the City Council expressed a desire to ensure the opportunities for public comment offered by the City exceed those minimally required by law, and to establish clear and consistent rules for public comment to help foster a welcoming and respectful environment by removing uncertainty about the process. These procedures would govern the regular and special meetings of the City Council. The City frequently offers other opportunities for public engagement outside the scope of this Policy, from open houses to town halls, which are meetings specifically designed to solicit feedback from the public on a wide range of topics.

The proposed Public Comment Policy would:

- Provide a standing opportunity for public comment at the beginning of each regular business meeting, where the public may speak on any topic not on the agenda; and
- Provide clear parameters for speaking during public hearings that are held during regular or special Council Meetings, when required by law; and
- Provide a standing opportunity at the beginning of each regular business meeting for constituent comments on any item listed on the agenda.

The Policy also provides direction on the roles and responsibilities of the Mayor, Councilmembers, and City Staff during meetings, with the goal of promoting orderly and productive discussions. By minimizing unnecessary or repetitive exchanges, the policy helps maintain focus on the agenda, ensures equitable use of time, and supports more efficient governance. This structure allows the Council to conduct business effectively while remaining responsive to public input and respectful of everyone's time.

Moving all public comments to the beginning of the meeting, prior to the Council taking action, can ensure that community input is received in a timely manner and can meaningfully inform the decision-making process. Hearing from the public before decisions are finalized supports transparency, fosters trust, and allows Councilmembers to consider a broader range of perspectives as they deliberate on policy matters.

RECOMMENDED ACTION:

Motion to adopt Resolution No. 2567 or provide alternative guidance to the City Manager.

STAFF CONTACT:

Interim City Attorney Charlotte Archer

City Manager Jennifer Wills

Attachments:

1. Res 2567 - Public Comment Policy
2. Public Comment Policy - Clean

RESOLUTION NO. 2567

A RESOLUTION ADOPTING A PUBLIC COMMENT POLICY
FOR CITY COUNCIL REGULAR AND SPECIAL MEETINGS

WHEREAS, the City of Longview City Council supports transparent, inclusive, and respectful governance; and

WHEREAS, the Council finds that the public's participation in the business meetings of the Council enables the Council to receive valuable perspectives as part of the decision-making process and promotes civic involvement; and

WHEREAS, Chapter 42.30, RCW, the Open Public Meetings Act, requires that public agencies in Washington provide a single opportunity for public comment during every regular meeting at which final action by the agency is taken, or alternatively the agency may only permit commenting by written public comments submitted prior to the meeting; and

WHEREAS, the Council finds that public participation beyond what is required by law promotes public engagement in the City's business meetings; and

WHEREAS, the Council is committed to providing opportunities for public input while maintaining procedures and protocols that promote orderly, respectful, and productive business meetings in service of the public interest; and

WHEREAS, the Council reviewed and discussed a proposed Public Comment Policy at a special meeting of the City Council on June 13, 2025, in accordance with City procedures and best practices; and

WHEREAS, the Council finds that the proposed Policy meets its desire to clarify and standardize its practices for public comment during regular and special meetings, ensuring fair and consistent procedures for all community members;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF LONGVIEW:**

Section 1. Adoption of Public Comment Policy.

The Public Comment Policy attached as *Exhibit A* is hereby adopted as the official policy of the City of Longview and shall govern all public comment procedures during City Council regular and special meetings, unless otherwise amended by future resolution.

Section 2. Supersession.

This policy supersedes all previous informal or formal guidelines regarding public comment at Council meetings.

Section 3. City Council Review.

The Public Comment Policy adopted herein shall be reviewed annually at the Council Summit. Any revisions must be approved by a majority vote of the City Council, reviewed by legal counsel, and adopted by resolution.

Section 4. Effective Date.

This Resolution shall become effective immediately upon adoption.

Passed by the City Council of the City of Longview, Washington, and approved by its Mayor this 26th day of June, 2025.

Mayor

Attest:

City Clerk

Approved as to Form:

City Attorney

Public Comment Policy

The City of Longview City Council welcomes and values public input as an essential component of transparent and responsive government. These guidelines are designed to ensure that community members have an equitable and consistent opportunity to share feedback, while also allowing the Council to conduct business efficiently and respectfully.

Public Comment – Regular Meetings

Public comment is offered during regular meetings of the City Council in accordance with RCW 42.30.240. Comments must be related to City business and conducted respectfully.

Item 8: Constituent Comments (Non-Agenda Items)

This is an opportunity for members of the public to speak on any topic not listed on the agenda.

- Each speaker is limited to 3 minutes.
- The comment period is limited to 30 minutes total unless extended by a majority vote of the Council.
- No time may be yielded or donated to another speaker.
- A group representative may speak on behalf of others but still receives only 3 minutes.
- Councilmembers will listen only, there will be no dialogue or response.
- The Council may vote to extend this time by majority at its discretion.
- If there are no additional speakers, the Mayor may close the comment period early and proceed to the next item on the agenda, even if the full 30 minutes has not elapsed.
- No virtual attendees will be permitted to speak.

Item 9: Public Hearings

The public may comment on public hearing items. General public hearings are scheduled to accommodate time for staff report and Councilmember question, proponent and opponent testimony, rebuttal, and for questions and decision by the Council.

Quasi-judicial hearings are scheduled to allow time for staff report and Councilmember questions, applicant presentation, proponent and opponent testimony, applicant rebuttal, and for questions and decision by the Council.

Individuals desiring to speak during public hearings are to address the Council from the speaker podium, or online, after giving their name and address. Virtual attendees may

comment verbally during City Council Public Hearings only by registering with the Clerk's Office (360.442.5041) at least 1 day prior to the date of hearing. The individual must request an accommodation because it is difficult for them to participate in person by reason of disability, limited mobility, or other reason that makes physical attendance at a meeting difficult (RCW 42.30.240).

To register, give first and last name, telephone number, residential address, email address, and the log-in name being used on Zoom. This information is provided to the Mayor to allow the individual to be recognized and unmuted during the hearing. Virtual attendees should use the "raise hand" feature on Zoom and will be called on in the order hands are raised. Comments are limited to the subject of the public hearing and to 3 minutes per speaker. No speaker may convey their time to another. Written comments may be submitted to the City Clerk before the hearing is closed.

In the event of a single subject group comment, at the discretion of the presiding officer, a spokesperson may be allowed more than 3 minutes. The group must submit a list of present constituents or supporters in advance to avoid duplication of testimony. Once a public hearing is closed, no further public comment is allowed on that item. The Council is considered to be in deliberation. If the hearing is continued, the item will return as an "action" item, and additional comment will only be allowed if proper public hearing notice requirements are met. The Council may, by majority vote, continue the hearing to a later meeting.

Item 10: Constituent Comments (Agenda Items)

This is an opportunity for members of the public to comment on any item listed on the agenda.

- Each speaker is limited to 3 minutes.
- The comment period is limited to 30 minutes total unless extended by a majority vote of the Council.
- No time may be yielded or donated to another speaker.
- A group representative may speak on behalf of others but still receives only 3 minutes.
- The Council may vote to extend this time by majority at its discretion.
- If there are no additional speakers, the Mayor may close the comment period early and proceed to the next item on the agenda, even if the full 30 minutes has not elapsed.
- No virtual attendees will be permitted to speak.

Special Meetings

Public comment is not required during special meetings, even when final action is taken. However, the Council may choose to allow a public comment period, at its discretion. If permitted, the procedures outlined in this policy will apply.

General Guidelines and Conduct Expectations

- Comments must be directed to the Mayor and Council as a whole, not individual members, staff, or attendees.
- Courtesy and decorum are expected. Disruptive behavior including clapping, booing, or personal attacks, is not permitted.
- Speakers may share their name and city of residence. Street addresses are not required.
- Visual aids, props, and recordings are not permitted unless prior approval has been granted by the Mayor or City Manager.
- Signs may be displayed along the back wall if they do not block views or disrupt proceedings.

Role of the Mayor and Councilmembers

- Public comment is a one-way communication. No real-time dialogue or Q&A occurs.
- The Mayor may provide brief procedural clarifications without leave from the Council.
- Staff may be available to follow up on operational or technical questions after the meeting.
- Councilmembers may raise a point of order if they believe a violation of meeting procedure or decorum has occurred, in accordance with the City Council Protocol Manual and Robert's Rules of Order.

Decorum and Disruption

The Mayor is responsible for maintaining order. If necessary, the Mayor may:

- Issue up to three warnings for disruptive conduct.
- Call for a recess.
- Clear the room of attendees.
- Transition to an alternate meeting format if decorum cannot be restored.

Disruption is defined as behavior that prevents the meeting from proceeding, not simply disagreement or criticism.

Alternative Ways to Engage

Community members may also:

- Submit written comments via the City's website or email.
- Participate in forums, summits, and advisory committees.
- Reach out to or request meetings with staff or Councilmembers.
- Attend public meetings of City boards and commissions.
- Use the City's "Ask Longview" Portal.

Legal Authority and Policy Review

This policy complies with RCW 42.30.240, which requires public comment at or before each regular meeting where final action is taken.

The Public Comment Policy will be reviewed annually at the Council Summit. Revisions require a majority Council vote, legal review, and adoption by resolution.



City of Longview

Agenda Summary

APPROVAL OF CLAIMS

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

FIRST HALF JUNE 2025 ACCOUNTS PAYABLE: \$2,246,237.53

FIRST HALF JUNE 2025 PAYROLL:

\$9,246.28, checks
\$1,038,254.99, direct deposits
\$815,331.45, wire transfers
\$1,862,832.72 Total

STAFF CONTACT:

Lindy Kennedy, Accountant
Sara Rios, Payroll Specialist

Attachments: None