



City of Longview

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

Agenda

Planning Commission

Wednesday, May 6, 2026

7:00 PM

City Hall

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Please click the link below to join the webinar:

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1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
26-00347 PC Minutes of April 1, 2026
3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**
4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**
5. **PUBLIC HEARINGS**
6. **NON-PUBLIC HEARING ITEMS**
26-00381 Comprehensive Plan Updates
* Historic Preservation
* Natural Environment
7. **OTHER BUSINESS**
8. **PLANNER'S REPORT**
9. **DIRECTOR'S REPORT**
10. **ADJOURNMENT**



Minutes

Agenda

Planning Commission

Wednesday, April 1, 2026

7:00 PM

City Hall

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1. **ROLL CALL**

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

Present: Member Craig Collins, Member Ramona Leber, Member Jerry Stinger, Member Alison Moss, Member Spencer Boudreau

Excused: Member Jeff Rauth, Member Randy Knox

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

2. **APPROVAL OF MINUTES**

26-00281 PC minutes of January 7, 2026

A motion was made by Member Ramona Leber, seconded by Member Spencer Boudreau, to approve the regular meeting minutes of January 7, 2026. The motion passed unanimously.

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

None at this time.

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

Waived.

5. **PUBLIC HEARINGS**

None at this time.

6. **NON-PUBLIC HEARING ITEMS**

26-00283 Three Rivers Driving School Workshop

***Special Property Use**

Mr. Rutikanga gave a presentation.

The applicant is applying for a Special Property Use to open a driving school in the downtown area.

A motion was made by Member Spencer Boudreau, seconded by Member Jerry Stinger, to grant an approval recommendation to City Council for the SPU application to establish a driving school by Three Rivers Driving School at 1338 Commerce Avenue. The motion passed unanimously.

Member Ramona Leber asked if future changes to the driving school, like hours of operation, additional vehicles, etc. would require reapplication. Mr. Little said insignificant changes, probably not, but something like expansion would most likely come back to the Planning Commission for a recommendation to Council.

26-00284 Critical Areas

***Presentation**

Mr. Little provided an overview presentation.

**Regulatory Background*

**Best Available Science*

**Critical Area Identification*

**Five Critical Areas*

- Wetlands

- Geohazards

- Critical Aquifer Recharge Areas

- Fish and Wildlife Habitat Areas

- Frequently Flooded Areas

**Reviewing for Critical Areas*

**Mitigation*

**Impacts to Development*

**Variances and Reasonable Exceptions*

**Exemptions*

**Required Updates*

- December 31, 2026 and every 10 years after

- Key areas where changes may be noticed for Longview

**Wetland regulations and buffer establishment changes*

**Fish and Wildlife habitat buffers*

Next Steps:

**Identify needed revisions*

**Draft revisions*

**Bring proposed revisions to Planning Commission*

Member Ramona Leber asked if Critical Areas informed the Comprehensive Plan. Mr. Little said they are somewhere hand-in-hand.

7. OTHER BUSINESS

Member Ramona Leber asked if anything regarding the HOSWWA housing project will come before the City. Mr. Little said possibly, if they do a PUD or short subdivision.

8. DIRECTOR'S REPORT

**Board of Adjustment - minor changes*

**Rescind Electrical Code*

9. PLANNER'S REPORT

**Food Truck Code update in progress*

**33rd Ave. cottage housing project has been resubmitted*

**Comp plan updates continuing*

**Downtown parking - notes being transcribed from recent public input*

10. **ADJOURNMENT**

The next regular Planning Commission meeting is scheduled for Wednesday, May 7, 2026 at 7 p.m. in City Hall.

With no further business to discuss, Chairman Collins adjourned the meeting at 7:58 p.m.

Lisa Vertrees, Recorder

Chapter 9. Historic Preservation

Introduction

This chapter is intended to:

- Coordinate and direct the protection of sites, objects, and buildings central to Longview's founding;
- Provide for coordinated protection of sites 50 years or older with architectural, cultural, historical, and/or community heritage; and
- Bring together basic concepts and components to preserve and restore our historic heritage, which is a key link to city values, promotion, livability, tourism, downtown revitalization, neighborhood pride, and economic vitality.

Historic Context

The Cowlitz Indian Tribe, members of the Chinook Indian Nation, occupied the area where Longview is now located prior to white explorers' arrival. The Cowlitz Valley was among the records of Lewis and Clark, who camped at the mouth of what they called the "Cow-elis-kee" River. Lewis and Clark called the Cowlitz people the "Skillutes," (or "Skilloots," as some sources spell it) in their earliest historical notations of the Lower Cowlitz, recorded as transient visitors to Fort Clatsop in 1805-06; but the tribe's earliest "home territory" encounters appear to have started with fur traders who began arriving in 1811.⁴²

Exposure to the diseases that accompanied whites' entrance into the region (called at the time "Gray Fever," but thought to be influenza or smallpox) wiped out all but about 500 of the Cowlitz population during 1829-30. Longview was the location of the tribe's *memaloose illahee* (cemetery), where it practiced above-ground burial of its deceased on a rock feature that stood along the Columbia River shoreline that is, today, Longview's industrial waterfront. Named "Mount Coffin" in 1792 by Lieutenant William Robert Broughton of George Vancouver's expedition, the burial site reportedly contained canoes bearing the bodies of tribal members wrapped in blankets, along with personal effects such as jewelry, clothes, blankets, baskets, weapons, and tools. In 1841, the burial canoes were accidentally destroyed by a member of the Navy and U.S. Exploring Expedition while using Mount Coffin as a point from which to make astronomical observations, when his campfire set them ablaze.⁴³ Numerous other explorers and settlers recorded observations about the site during the 1800s.

Insensitive to the import of the tribal burial grounds, Longview's earlier generations dynamited and quarried the promontory over a 40-year period beginning around the time the Weyerhaeuser mill was built.⁴⁴ The Longview Daily News and Cowlitz Historical Society erected a memorial marker at the site in 1955. The Cowlitz Tribe of Indians was not officially recognized by the federal government

⁴² Irwin, Judith. <<http://www.cowlitz.org/index.php/38-history>>. Accessed November 27, 2017. Irwin's work, hosted by this official tribal website, offers a much more expansive history focused on the tribe, its culture, and its traditional products.

⁴³ <http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=7482>. Accessed November 27, 2017.

⁴⁴ <https://en.wikipedia.org/wiki/Mount_Coffin>. Accessed November 27, 2017. Sources vary as to when the promontory was destroyed; some say 1924, but the historic plaque states "1922-1954" which is more in keeping with a quarry operation.

until 2000. Five years later, tribal members conducted a sanctification ceremony near the former Mount Coffin site.⁴⁵ Today, the tribe’s administrative offices are located in downtown Longview.

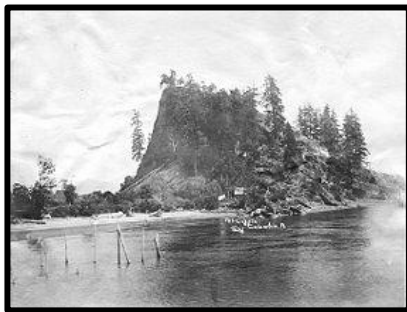


Figure 9-1. Mount Coffin in 1900
(Source: Wikipedia)

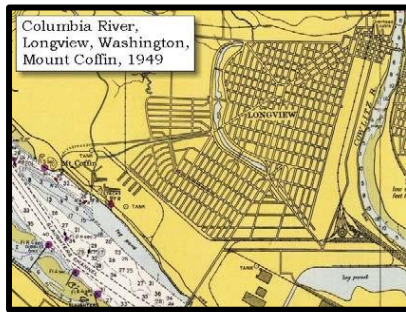


Figure 9-2. Mount Coffin Location
(Source: United States Geological Survey)

Following the explorers and missionaries, Hudson’s Bay Company employees arrived. The first party of pioneers paddled up the river in 1849, filed claims on land that would be bought by Long-Bell Lumber Company, and established a trading post near the spot where Lewis and Clark had camped. The settlement, named “Monticello” in honor of Thomas Jefferson’s Virginia estate, was the site of the 1852 Monticello Convention, where leading citizens of the portion of the Oregon Territory lying north of the Columbia met to petition Congress for separation, finally persuading Congress to create the Washington Territory in 1853. The Washington Territorial Legislature formed Cowlitz County on April 21, 1854⁴⁶, and Monticello became the first county seat. It grew as a transportation stop between Vancouver and the Puget Sound area when the most efficient means of travel was by boat. In 1867, most of Monticello was destroyed by a major flood, and by the 1880s almost nothing remained of the town site.⁴⁷ The Monticello Convention is memorialized today by a sign visible from State Route 432.⁴⁸

⁴⁵ “Cowlitz Sanctify Coffin Rock.” *The Daily News*, October 17, 2005.
⁴⁶ <http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=7482>. Accessed November 27, 2017.
⁴⁷ <https://www.sos.wa.gov/legacy/cities_detail.aspx?i=40>. Accessed November 27, 2017.
⁴⁸ <http://www.columbiariverimages.com/Regions/Places/longview_kelso.html>. Accessed November 27, 2017.



Figure 9-3. Historic Monticello Sign
 (Source: Waymarking.com)

Besides Monticello, Freeport is the other historic community located in present-day Longview. It was named by Nathaniel Stone, who had a Donation Land Claim (DLC) on the site, after his hometown of Freeport, Indiana. Freeport became Cowlitz County’s second county seat in 1866.

The development of Longview as we know it today began after eastern timber barons began buying up lands in the new territories. Longview is a planned city born out of the City Beautiful movement and R.A. Long’s vision as its founder. As chairman of Long-Bell Lumber Company, Long envisioned this new city to be not just a factory town to house its workers but a permanent and model city. He assembled a team of nationally recognized city planners directed by his close personal friend, J.C. Nichols. Nichols chose George Kessler, after whom Kessler Boulevard and Kessler Elementary School were named, to assist. Kessler was a city planner noted for his contributions to Kansas City, Mexico City, and the 1904 St. Louis Exposition. The landscape architecture and planning firm of Hare and Hare and architecture firm Hoyt, Price and Barnes, both of Kansas City, were also hired. Together they drafted the actual plan and plats for the new city.

Longview’s heritage is directly tied to R.A. Long and the work of his planners and engineers, which remains in many of Longview’s buildings, street patterns, boulevards, and parks, including the library, Monticello Hotel, civic center, Columbia Theatre, churches, downtown buildings, individual neighborhoods, and public works infrastructure we have today. In speaking at Long’s funeral in 1934, J.C. Nichols called Longview’s schools, hospitals, parks, playgrounds, and churches Long’s gifts to his employees.⁴⁹

⁴⁹ <<http://shs.umsystem.edu/manuscripts/kansascity/nichols/JCN026.pdf>>. Accessed November 27, 2017.

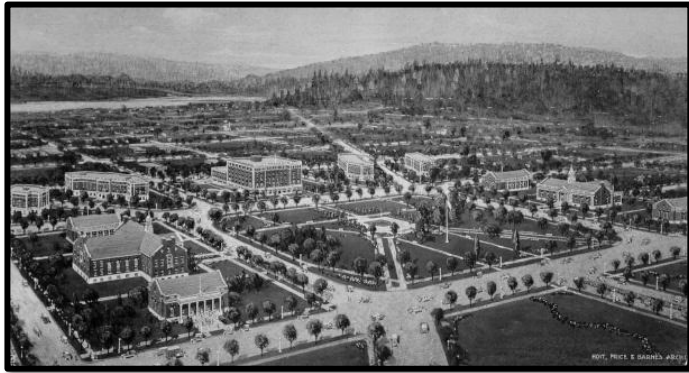


Figure 9-4. R.A. Long's Planned City of Longview (1926)

(Source: City of Longview)

Naming the new city was problematic. Longview was Long's first choice among names such as Long-Bell and Longport – all options featuring his surname – but there was already a Long View, Washington, so the then-Post Office Department rejected the planners' application. Long-Bell representatives convinced the three families of Long View, described as “a desolate flag stop on the Spokane, Portland and Seattle Railroad,” to change its name.⁵⁰

The City of Longview was dedicated and the Monticello Hotel opened on July 14, 1923. The final Longview plans were implemented in a flurry of construction between 1922 and 1927.

Long, Kessler, and the Hare father-and-son team⁵¹ also tie our Longview to Lee's Summit, Missouri, where they worked on and, even after Washington's Longview began developing, Long resided at his large personal retreat called Longview Farm. About 325 acres of the farm and a handful of its historic buildings remain; in recent decades, it was replatted into a development known as New Longview.⁵² This connection back in time explains why, today, an internet search for “Longview” frequently turns up information about the Missouri property. The R.A. Long Historical Society⁵³, operated out of Olathe, Kansas, maintains an online history of Long's life including Long-Bell Lumber and the building of Longview, Washington.

Assessment of Historic Preservation Needs

Existing Data

⁵⁰ <http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=7482>. Accessed November 27, 2017.

⁵¹ Worley, William S. “A Legacy to a City: Kansas City Architects George Kessler, Henry Wright, and Sid and Herbert Hare.” *Kansas History*, Autumn 1997, pp. 192-205; at <https://www.kshs.org/publicat/history/1997autumn_worley.pdf>. Accessed November 27, 2017.

⁵² “Longview Farm Introduction and Overview.” *Archives of Kansas City* at <<http://archkc.com/2011/11/longview-farm-introduction-and-overview/>>. Accessed November 27, 2017.

⁵³ <<http://www.ralonghistoricalsociety.org/>>. Accessed November 27, 2017.

Longview's inventoried and designated historic places may be viewed on the Washington Information System for Architectural and Archeological Records (WISAARD) at <<https://fortress.wa.gov/dahp/wisaardp3/>>.

There are a great many more inventoried properties than those that are listed; full inventories are available in the Community Development Department, and some are available at the Longview Public Library. They may also be viewed on the interactive WISAARD map.

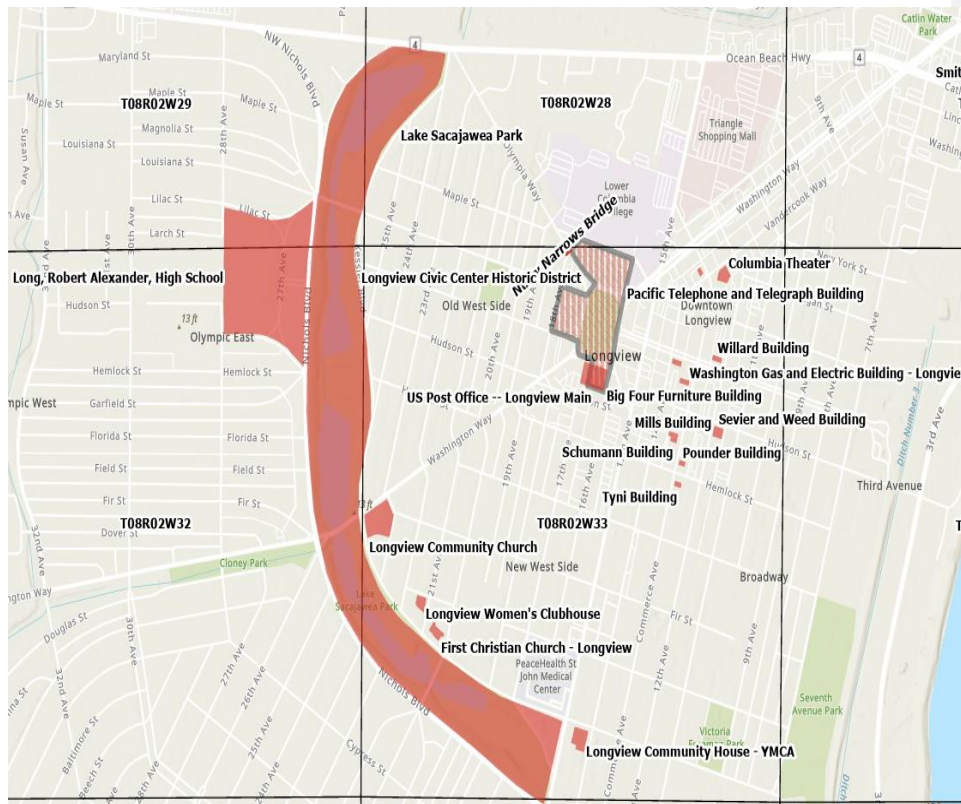
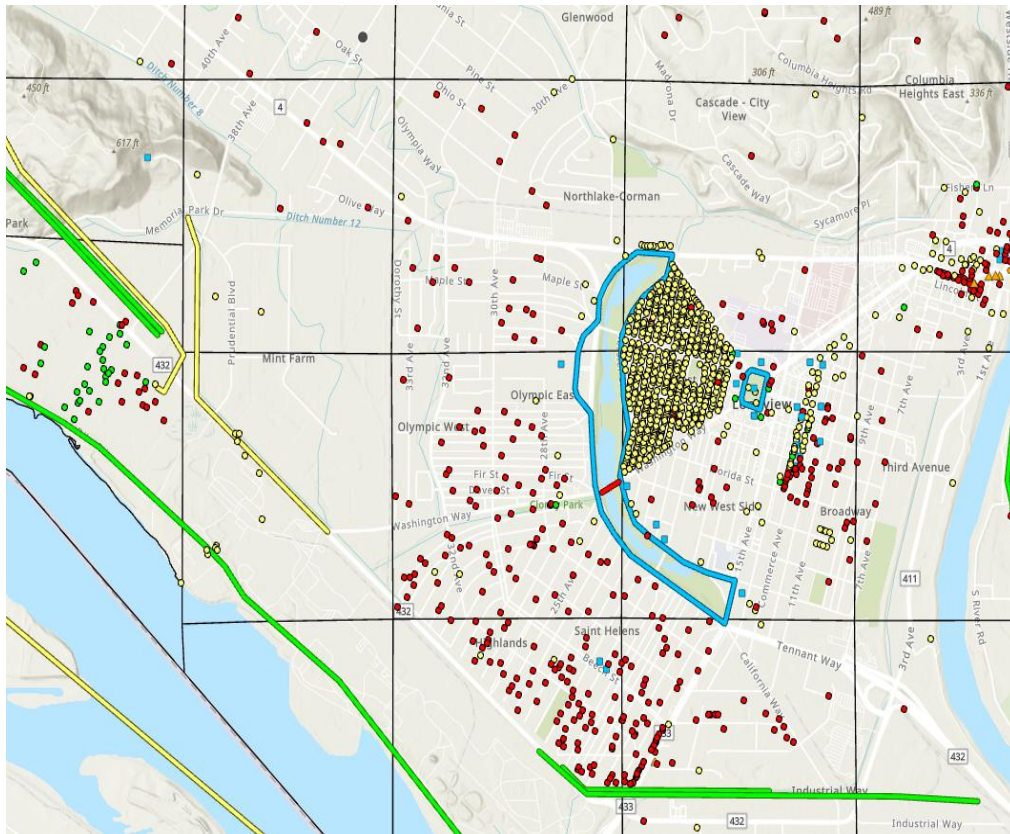


Figure 9-5. Designated Longview Historic Sites⁵⁴
 (Source: WISAARD 02-2026)

⁵⁴ Not all sites are labeled but may be viewed by scoping in on the interactive WISAARD map at the link included.



- Historic Property (NR/WHR)
- Determined Eligible
- Determined Not Eligible
- No Determination
- ▲ Demolished/Destroyed

Figure 9-6. Inventoried Longview Historic Properties and Sites
 (Source: WISAARD 02-2026)

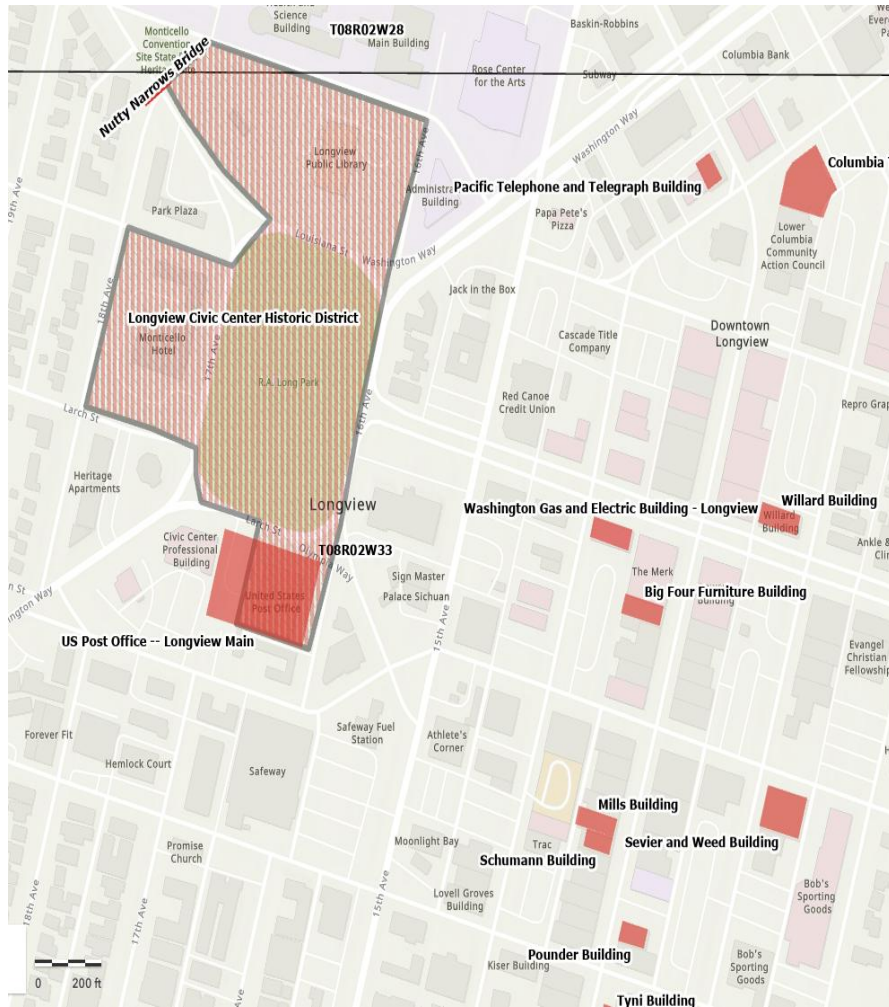


Figure 9-7. Designated Longview Historic Sites- Downtown Longview and Civic Center
 (Source: WISAARD 02-2026)

Historic inventories and registers include the following:

- National Register of Historic Places (state listings and historic districts)
<http://www.nationalregisterofhistoricplaces.com/wa/cowlitz/state.html>
- Early Commercial Area: Downtown Longview Survey and Inventory, 1988
- Old West Side Inventory, Phase 1 1600 Blocks, 2004; Phase 2 1200 Blocks, 2005; Phase 3 1500 Blocks and Phase 4, 2008; Phase 5, 2009; Phase 6, 2011, Phase 7, 2012; and Phase 8, 2013-2014. [See Figure 9-7].
- R.A. Long Park Master Plan, February 25, 2010
- Lake Sacajawea Park Preservation Plan, March 2009
- Longview Register of Historic Places
- Washington State Register of Historic Places

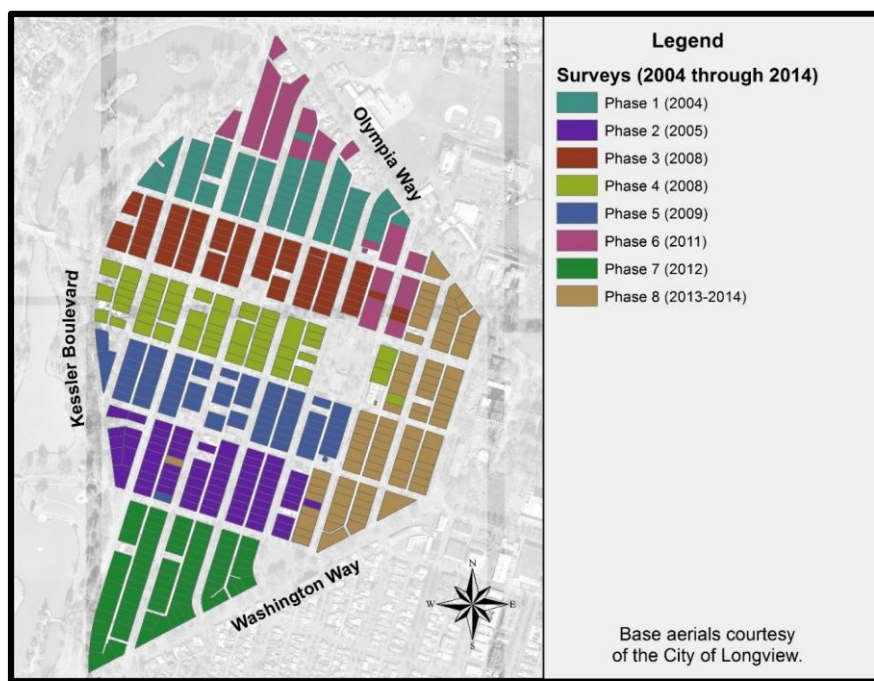


Figure 9-8. Downtown Longview and Civic Center Historic Surveys

(Source: Artifacts Inc. presentation "OWS Neighborhood Workshop #1" January 2016)

Other documents and records include the following:

- Historic Preservation Ordinance, Chapter 16.12 LMC
- Building Records, Community Development Department
- Longview Room and Polk Directories, Longview Public Library
- Long-Bell Room (private), 1339 Commerce Avenue
- Draft Downtown Historic Preservation District Ordinance and brochure
- Longview Central Commercial Redevelopment Plan, 1982

- Design Guidelines: Downtown Longview, Action Design Team, 1983
- Longview’s Downtown Plan, 2001
- A video titled “The Planned City – The History of Longview, Washington” (1989) is available for checkout at the Longview Public Library or Longview Community Development Department
- Discover Downtown Longview, Self-guided walking tour (revised 2011)
- Explore Historic Longview: Walking Tour of Longview’s Civic Center (Revised April 2011)

The City completed a digital archiving project in 2010 that converted its paper files of Longview historic register properties into a digital archive format (Laserfiche®). This created a backup of the information and improved the reference capability. Each file contains the property owner’s signed nomination form, historic information about the property, and the specific features to be preserved. Going forward, newly created historic register files must be added to this digital archive to maintain the digital resource and protect the information from chance destruction or loss.

Local Preservation Efforts

Longview attained its Certified Local Government (CLG) status in 1988. Maintaining CLG status offers the City certain advantages, such as the ability to access certain funding which, over time, has provided grants for a historic video, plaques for historic buildings, and inventories. It also enables locally listed properties to qualify for a special tax valuation program for renovations tied to their historic status.

Except for a few technical updates, Longview’s Historic Preservation Ordinance (Chapter 16.12 LMC) is largely the same as it was when adopted in 1987. The ordinance created a historic preservation commission. It enables property owners to nominate a building, structure, site, object, or district for historic designation, which the commission may list if it meets specific criteria. It also requires that listed properties comply with certain regulations if they are renovated or before they can be demolished. As with any regulation, the code’s efficacy should be periodically reevaluated, particularly if state or federal preservation practices or grant stipulations warrant it.

The Longview Historic Preservation Commission is charged with identifying, evaluating, and protecting Longview’s historic resources through placement on the Longview Register of Historic Places. Such properties must obtain a Certificate of Appropriateness from the Commission when restoring, modifying, or demolishing their buildings, sites and objects. These reviews are intended to preserve and/or minimize negative impacts to the significant historic aspects that make specific properties or sites eligible for local designation.

Special Valuation Tax Program

Administered by the Cowlitz County Assessor’s Office, the Special Valuation Tax Program for Historic Properties allows a ten-year credit to historic renovation and rehabilitation projects for substantial improvements to buildings listed on the national or local historic register. There is a specific process established for substantiating and approving the tax valuation.

The Longview Room and Longview Public Library

The city was the recipient of a Library Capital Improvement Program grant in 2024. Through this grant and city investments the library received new HVAC upgrades improving climate control and

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energy efficiency. The original windows from the library were also removed and repaired, preserving this historic nature of the building.

The Longview Room within the library houses a local history connection on the library mezzanine. The room contains newspaper clippings, maps, pamphlets, and books about Washington. The Longview Room has books that are available in the Longview Room only as well as an online catalog containing more information. The Longview Historic Preservation Commission had story boards created that explain more of the history of Longview.

The Light of Longview

In 2023 the Historic Preservation Commission approved the installation of a centennial monument in the rose gardens located at the Longview Public Library. The monument is a cast stone light tower with colors that match the stone elements of the library, with a brick patten at the base that emulates the library cladding. A time capsule was buried at the base of the monument as part of the project. The time capsule is dated to be opened in 2123, Longview’s second centennial.

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Issues Affecting Local Historic Properties in the Future

- Longview’s historic preservation program has staffing limitations that contravene its ability to survey the entire city boundaries and protect resources. Funding also limits the amount of marketing and projects that can be accomplished.
- Community perception plays a significant role in the value of historic preservation. Individual property owners must value their buildings’ architectural and historical character. Many people believe Longview is not old enough to have historic value. A whole new era of building styles (1935-1965) is now eligible for preservation, adding to the complexity of informing property owners about what is eligible for preservation and why certain buildings are important examples of those periods.
- Adding properties to the Longview Historic Register preserves them for future generations to appreciate. With that designation comes the requirement to document all changes, except routine maintenance, on a Certificate of Appropriateness approved by the Historic Preservation Commission. Specific federal standards guide these design review decisions. Old buildings require continued maintenance, and the lack thereof creates a great opportunity to renovate and rehabilitate buildings, especially downtown. However, the City’s Unfit Dwelling Code (which applies to all buildings) does not require owners to maintain buildings unless there is a hazardous condition. As the buildings age, there is a greater chance for deterioration of eligible historic properties.

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Historic Preservation Goals, Objectives, and Policies

Goal HP-A Achieve state and national recognition of Longview’s unique place in the history of American city planning.

Objective HP-A.1 By the end of 2035, facilitate the nomination of a historic district for the commercial downtown area along Commerce Avenue; or support the creation of a business improvement district, joining the Washington State Main Street Association, or implementing façade design standards for downtown buildings.

Objective HP-A.2 By the end of 2035, conduct a reconnaissance inventory of all original Long-Bell plats in residential, commercial, and industrial areas for future historic registration.

Policy HP-A.2.1 Continue development of the register of historic buildings for the early commercial area of downtown and other historic properties within the city through the Historic Preservation Commission.

Policy HP-A.2.2 Add the inventory forms prepared for structures included in the thematic group nomination to the historic structures inventory. The registered locally defined district should be reflected in the inventory as well.

Policy HP-A.2.3 Encourage and assist owners of historic properties within the Longview planning area to apply for individual listing on the local, state, and national registers of historic places.

Goal HP-B Preserve and enhance the notable buildings, parks, and other sites established by or associated with the Long-Bell Lumber Company and notable local examples of architectural styles of more recent times.

Objective HP-B.1 By 2035, develop an inventory of City-owned properties and assets eligible for preservation and prepare nominations to list them on the Longview historic register.

Objective HP-B.2 By 2035, develop and adopt a preservation plan for the City of Longview to support the City’s CLG status and facilitate the development of the City’s historic preservation program and priorities. The plan should provide staff and the Historic Preservation Commission with a strategy to meet preservation goals, enhance outreach efforts, and benefit historic preservation and quality of place efforts in Longview.

Objective HP-B.3 Develop a program and continuously maintain an inventory of historic sites and potential historic sites electronically on a Geographic Information System database and make map information available to the public online.

Policy HP-B.3.1 Promote preservation of local historic properties and materials as desirable for public awareness concerning the City’s beginnings and its uniqueness in City planning history, aesthetic appreciation of architecture and

landscape architecture, maintenance of community identity, and furtherance of tourism and economic activity.

- Policy HP-B.3.2 Encourage historic renovation of buildings and sites 50 years or older through public awareness; neighborhood and business partnerships; the involvement of residents; brochures, reference materials, and internet sites; and incorporating historic preservation planning in City departments.
 - Policy HP-B.3.3 Encourage owners of ~~both registered and unregistered~~ historic properties to take advantage of rehabilitation tax incentives and any available grants.
 - Policy HP-B.3.4 Investigate the use of demolition permit fees and explore other funding sources to fund a historic properties improvement grant program that encourages the rehabilitation of commercial structures
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Chapter 5. Natural Environment

Introduction

Longview’s quality of life is affected by the health of its natural environment. In turn, its built environment directly and indirectly affects the natural environment. Therefore, land-use plans and major land-use decisions should be made with the fullest possible understanding of the natural environment. The City espouses policies that honor private property rights and allow for development while minimizing the level of direct impacts to the natural environment that are commonly associated with development activities.

This chapter provides a policy framework for protecting and improving Longview’s natural environment. Policies and regulations guide land development, with particular attention given to minimizing or mitigating the impacts of development in critical areas such as wetlands, aquifer recharge areas, fish and wildlife conservation areas, geologically hazardous areas, and floodplains. These policies are intended to achieve land-use and development practices that are compatible with the features and functions of the natural environment, with a goal of protecting rather than destroying significant natural features and processes of the land in Longview.

In weighing protection of the natural environment against other needs, including urban growth, housing, economic development, and recreation opportunities, Longview strives to balance these aspects of the community and achieve protection of the environment through a variety of means, including regulation of property, incentives, and public programs.

Statutory Planning Requirements

Preserving the natural environment is the backbone of planning requirements applicable to the City of Longview. Local jurisdictions that are not subject to full comprehensive planning requirements under the state Growth Management Act must still designate natural resource lands (including those related to forestry, agriculture, fisheries, and mining) and critical areas (wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas) and identify steps to preserve them; and adopt complementary critical areas regulations.

The City must use best available science (BAS) when developing critical areas policies and regulations, and special consideration must be given to conservation or protection measures necessary to preserve or enhance anadromous fisheries. Criteria for determining BAS is set forth at length in WAC 365-195-905 through -915, and for “special” fisheries consideration in WAC 365-195-925.²⁹ Generally, BAS includes those approaches that contain reasonable inferences and draw logical conclusions, are contextually appropriate, have utilized quantitative analysis, contain supporting citations, and have undergone peer review; and whose methods are delineated and replicable.

²⁹ Additionally, WAC 365-95-920 offers approaches if a jurisdiction’s BAS is found to be inadequate.

Summary of Existing Conditions

Following is a summary of existing conditions based on the environmental aspects included in the previous comprehensive plan update. Where available, data has been updated and information added. The existing conditions report upon which the previous version was based has not been updated but continues as a foundation document for the original work.

Wetlands

Wetlands assist in the reduction of erosion, siltation, flooding, and ground and surface water pollution and provide wildlife, plant, and fish habitats. They are characterized by three primary conditions: the presence of water at or near the surface, distinct soil types, and a prevalence of vegetation typically adapted for life in saturated soil conditions. Not all wetlands may demonstrate all of these conditions at all times of the year, so an area need not contain hydric soils *and* be inundated with water *and* contain water-loving plants at all times in order to be classified as a wetland. Each wetland provides various beneficial functions, but not all wetlands perform all functions, nor do they perform all functions equally well. Wetland destruction or impairment can result in increased public and private costs or property losses by, for instance, causing flooding in areas that have previously not flooded because the holding capacity of the land was modified.

Most of the wetlands in Longview are located in the western portion of the city and along the Columbia and Cowlitz rivers. Almost 60 percent of the overall wetland acreage is located within the light and heavy industrial zoning districts. Other known wetland locations include Lake Sacajawea and areas near the former sewer lagoons. Wetlands that have been identified and mapped in the city take up approximately five percent of the total land area.

Frequently Flooded Areas

Frequently flooded areas are lands in the flood plain subject to a one percent or greater chance of flooding in any given year. This has also typically been known as the “100- year flood plain.”³⁰ Longview has frequently flooded areas associated with the Columbia and Cowlitz rivers, the Barlow Point area, and some of the drainage ditches around the city. Approximately four percent of the city is within frequently flooded areas. Many of these areas contain wetlands, particularly along the Columbia and Cowlitz river shorelines. Updated Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) for Longview took effect on December 16, 2015.

³⁰ Over the years, FEMA has changed its nomenclature from “X00-year flood” to instead be expressed as the percent chance of flooding in a given year. See Federal_User_Community (2017, May 18). 100 Year Flood Zones. Retrieved October 30, 2017, from <<http://www.arcgis.com/home/item.html?id=e9aa2179f31b4b9cbe5c7f8b1b91cea3>>.

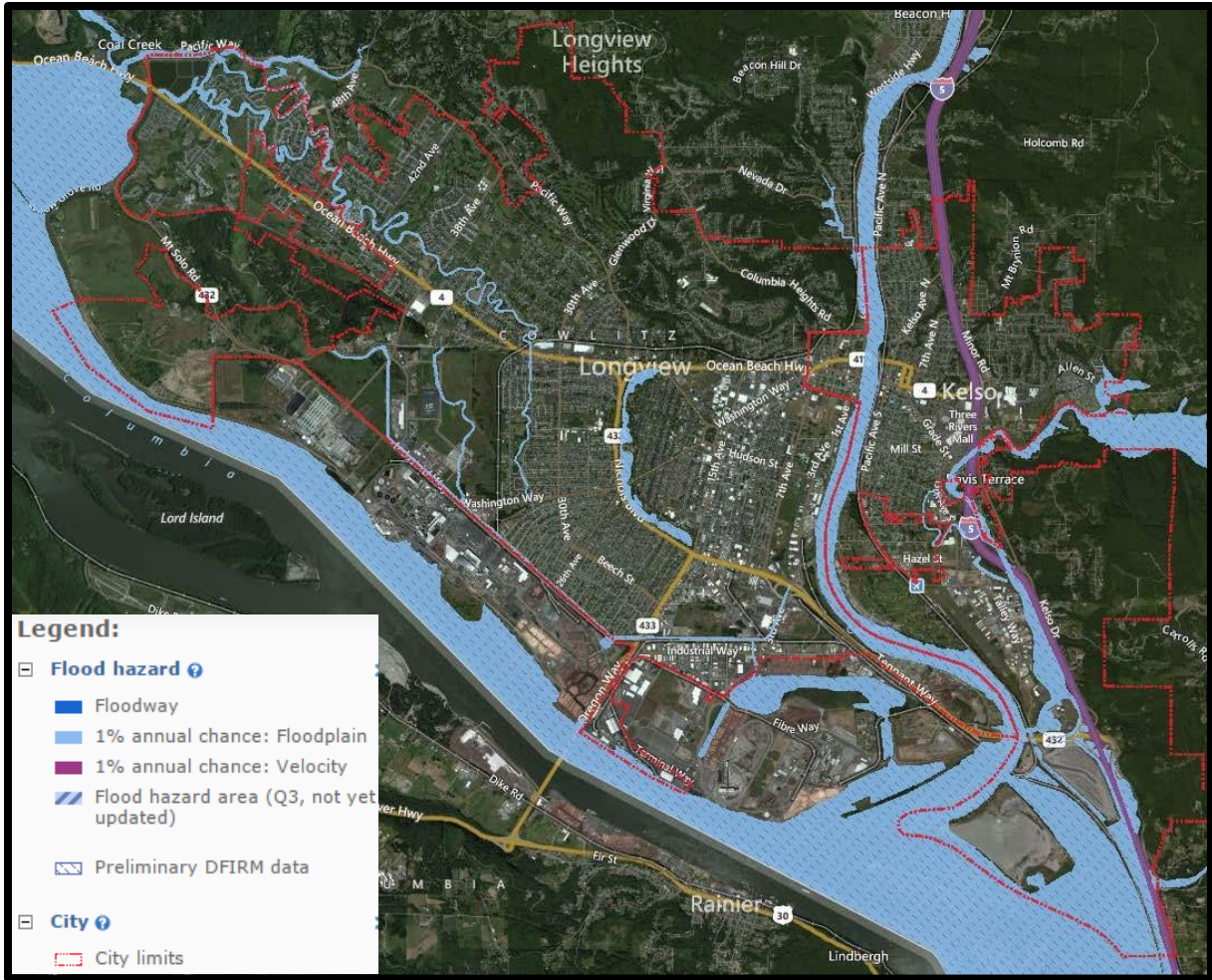


FIGURE 5-1. Susceptibility to Flooding

Source: Washington State Department of Ecology, Washington State Coastal Atlas. <<https://fortress.wa.gov/ecy/coastalatlus/tools/Flood.aspx>>. Accessed 30 October 2017.

Figure 5-1 is the best available representation of the current flood plain boundaries set by the new FIRMs in relationship to the city limits. FIRMs are now available online at the FEMA Flood Map Service Center. Represented in multiple panels, the entire series of FIRMs, as individual map panels, may be viewed at <<https://msc.fema.gov/portal>>.

Although the danger of widespread flooding related to Mount St. Helens is currently low, Longview residents will continue to live under the shadow of the exceptional flood potential and the associated river debris, volcanic sediment, and siltation experienced following the 1980 eruption.

Aquifer Recharge and Wellhead Protection

Aquifer recharge areas have a critical recharging effect on groundwater aquifers. Rainfall contributes to surface water and recharges the groundwater as precipitation infiltrates through the soil. Groundwater aquifers supply water to lakes, wetlands, streams, and private wells in areas of the city not connected to the domestic water system. Land development can change the natural hydrologic cycle when the surface is transformed through clearing, grading, filling excavation, compaction, and new impervious surface. These modifications decrease the land's capacity to absorb and retain rainfall and reduce the groundwater recharge potential. Aquifer recharge areas are vulnerable to contamination that would affect the potability of the water – in other words, whether it's good drinking water. Once groundwater is contaminated, it is difficult, costly, and sometimes impossible to clean up.

The time required for water from the Columbia River to travel to the Mint Farm Wellfield³¹ varies from approximately two to over 35 years along the paths shown in Figure 5-2. The various time-of-travel zones illustrate the area where land-use activities have the most potential to impact the quality and quantity of municipal water and reflect how long it would take a pollutant in each zone to reach the wellhead. The City's comprehensive wellhead protection plan includes a susceptibility assessment, delineation of wellhead protection areas, potential contaminant sources inventory, distribution of findings, contingency plans, and appropriate spill/incident response measures.

The City has built these protections into a wellhead protection area ordinance. The area is larger than the estimated ten-year time of travel in order to have boundaries that are readily recognizable in the field and on maps to facilitate implementation of various protective measures. The wellhead protection area shown in Figure 5-2 depicts the wellhead protection area for the current water supply system at the Mint Farm Regional Water Plant. The ten-year boundary includes the Columbia River to the Rainier, Oregon boundary, as well as portions of the Highlands and Olympic West neighborhoods and the industrial waterfront, including the Mint Farm Industrial Park.

³¹ See additional information about the Mint Farm Regional Water Treatment Plant in Chapter 7, Public Services, Facilities, and Utilities.

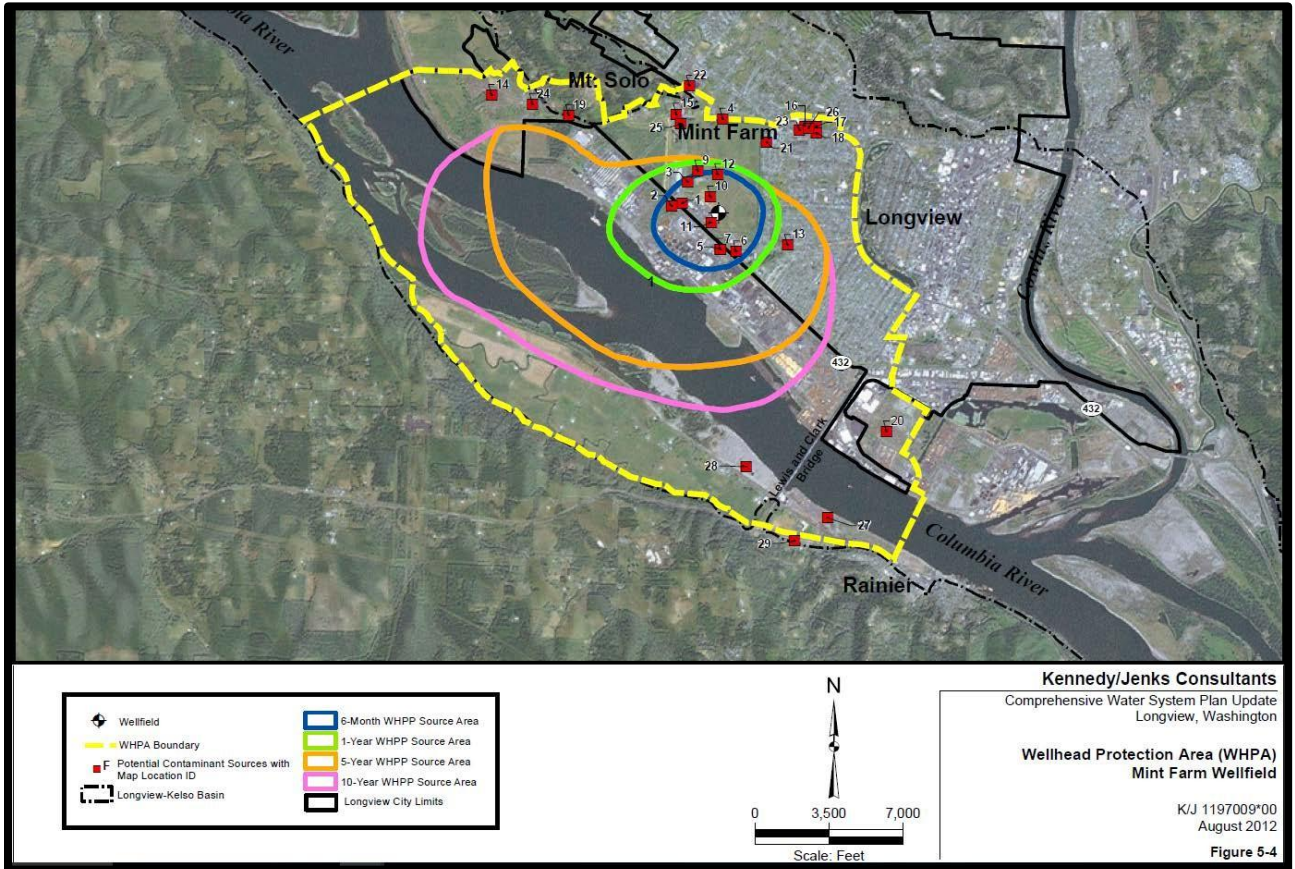


FIGURE 5-2. Mint Farm Wellhead Protection Area

Source: Kennedy/Jenks Consultants. 2012 *Comprehensive Water System Plan*. <<http://mylongview.com/modules/showdocument.aspx?documentid=646>>. Accessed 30 October 2017.

Most of Longview's corporate limits are located in and at the easterly boundary of the Grays-Elochoman water resource inventory area (WRIA 25), the border of which is shown in aqua in Figure 5-3 below in relation to the city limits.

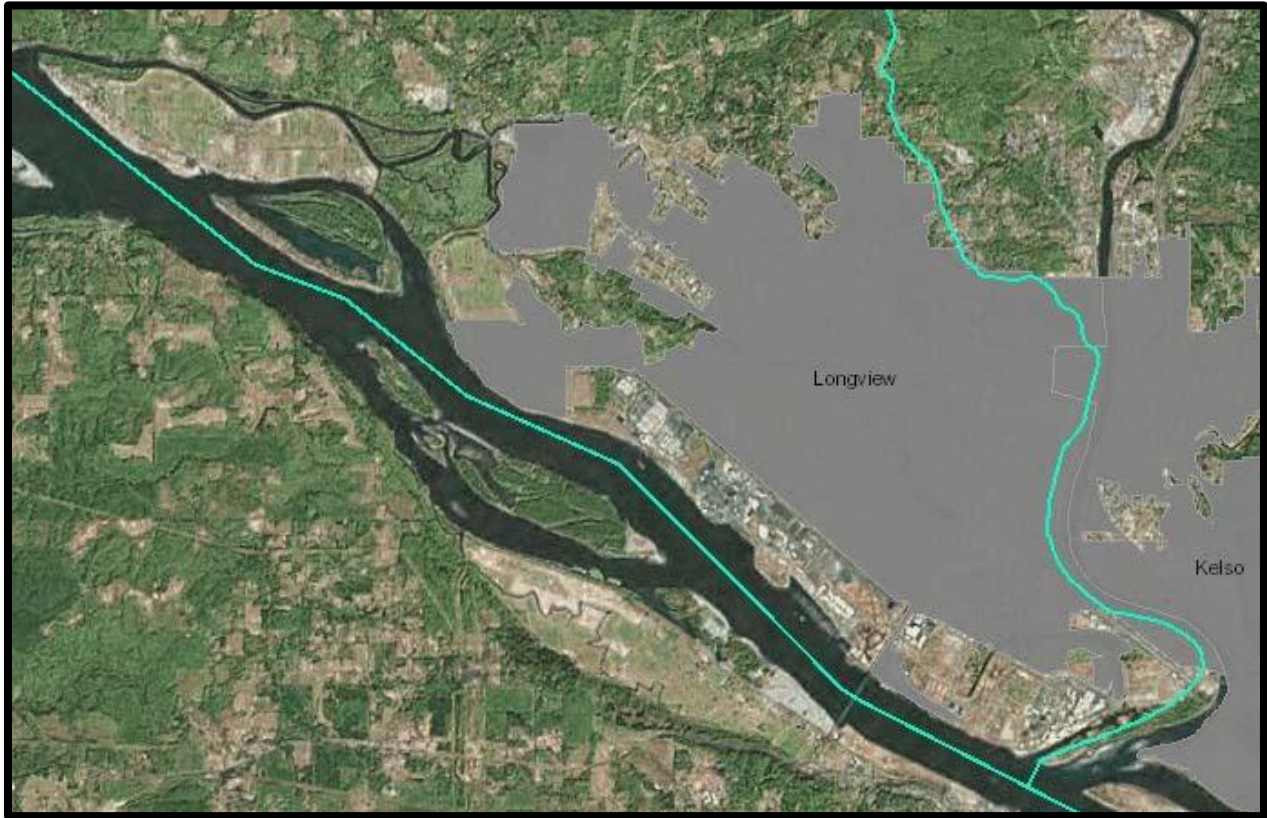


FIGURE 5-3. Water Resource Inventory Area 25 Boundary

Source: Washington State Department of Ecology Environment Information Management System. <<https://fortress.wa.gov/ecy/eimreporting/Map/Map.aspx?MapType=EIM>>. Accessed 22 November 2017.

The state Department of Ecology's Environmental Information Management System also shows a number of remediation studies and associated monitoring of ground and surface water in and around Longview over the years evaluating manufacturing and agricultural chemicals, most recently associated with the former Reynolds Aluminum plant (data collection concluded 2012).³²

Drinking water for areas outside the City's service areas and not connected to the domestic water system comes from private wells.

³² <<https://fortress.wa.gov/ecy/eimreporting/Eim/EIMSearchResults.aspx?ResultType=EIMStudyTabandLocationWRIAs=25>>. Accessed 30 October 2017.

Fish and Wildlife Habitat

Fish and wildlife are important recreational and economic resources, as well as having historic and cultural value. Some fish and wildlife species serve as indicators to the condition of the environment and quality of life in Longview. In general, fish and wildlife require habitat that provides forage; water; vegetation; and areas for breeding, nesting, roosting, and cover. Habitat in Longview is often fragmented by urban development.

The federal and state governments have established systems to determine the relative importance of protecting species, as follows:

- Endangered (federal and state category). An “endangered” species is one that is in danger of extinction throughout all or a significant portion of its range.
- Threatened (federal and state category). A “threatened” species is one that is likely to become endangered in the foreseeable future.
- Sensitive (state category). A “sensitive” species is any wildlife species native to Washington that is vulnerable or declining and is likely to become endangered or threatened.
- Candidate (federal and state category). A “candidate” species is one that is being assessed for whether it meets the criteria as endangered or threatened. In Washington, these species are also reviewed for whether they are considered a “sensitive” species.
- Priority (state program definition, not in state law). A “priority” habitat is a habitat type with unique or significant value to many species. Priority species are fish and wildlife species requiring protective measures and/or management guidelines to ensure their perpetuation. Priority species include state listed (endangered and threatened) and candidate species; vulnerable aggregations of animals susceptible to significant population declines; and species of recreational, commercial, and/or tribal importance that are vulnerable.

The Washington State Department of Fish and Wildlife’s (DFW) Priority Habitat and Species (PHS) mapping system³³ shows all known water and land animals as well as mapped critical areas. The PHS indicates that the following species listed as “threatened” occur in the Columbia and Cowlitz rivers: Chinook salmon (*Oncorhynchus tshawytscha*), chum salmon (*Oncorhynchus keta*), Coho salmon (*Oncorhynchus kisutch*), and steelhead (*Oncorhynchus mykiss*); and the candidate species cutthroat trout (*Oncorhynchus clarki*).

³³ <<http://apps.wdfw.wa.gov/phsontheweb/>>. Accessed 30 October 2017.

Table 5-1 shows the fish mapped in the PHS in the waterways in and around Longview and their status.

TABLE 5-1

LONGVIEW FISH	LOCATION					STATUS	
	Coal Creek	Coal Creek Slough	Columbia	Coweeman	Cowlitz	Federal	State
PACIFIC SALMON (Oncorhynchus)							
Chinook (O. tshawytscha) Occurrence	X	X		X	X	Threatened	N/A
Chinook (O. tshawytscha) Occurrence			X			Not warranted	N/A
Chinook, Spring (O. tshawytscha) Occurrence/migration			X		X	N/A	N/A
Chinook, Summer (O. tshawytscha) Occurrence/migration			X			N/A	N/A
Chinook, Fall (O. tshawytscha) Occurrence/migration	X	X	X	X	X	N/A	N/A
Chum (O. keta) Occurrence			X			Threatened	N/A
Chum, Fall (O. keta) Occurrence/migration			X	X	X	N/A	N/A
Coho (O. kisutch) Occurrence				X	X	Threatened	N/A
Coho (O. kisutch) Occurrence/migration	X	X	X	X	X	N/A	N/A
Pink Salmon Odd Year (O. gorbuscha) Occurrence/migration			X			N/A	N/A
Sockeye (O. nerka) Occurrence/migration			X			N/A	N/A
TROUT							
Cutthroat (O. clarki) Occurrence	X	X		X	X	Candidate	N/A
Cutthroat, Resident Coastal (O. clarki) Occurrence/migration	X	X	X	X	X	N/A	N/A
Dolly Varden (Salvelinus malma) Occurrence/migration			X			N/A	N/A
Rainbow (O. mykiss) Occurrence/migration	X	X		X	X	N/A	N/A
Steelhead (O. mykiss) Occurrence				X	X	Threatened	N/A
Steelhead, Summer (O. mykiss) Occurrence/migration			X		X	N/A	N/A
Steelhead, Winter (O. mykiss) Breeding area	X			X	X	N/A	N/A
Steelhead, Winter (O. mykiss)	X	X	X	X	X	N/A	N/A

Occurrence/migration							
STURGEON (Acipenseridae)							
Green Sturgeon (Acipenser medirostris) Occurrence/migration			X			Threatened	Monitored
White Sturgeon (Acipenser transmontanus) Occurrence/migration			X			N/A	N/A

DFW also states that black crappie, brown bullhead, carp/grass carp, largemouth bass, pumpkinseed, rainbow trout, sculpin, suckers, warmouth, and yellow perch may be found in Lake Sacajawea.³⁴

The PHS does not indicate that Eulachon smelt (*Thaleichthys pacificus*), which were added to federal “threatened” status in 2010 (and are a state candidate species), are present in Longview waters. However, the final recovery plan produced by the National Marine Fisheries Service states that from among the Eulachon range to the south of the US/Canada border, most production originates in the Columbia River Basin, including the Columbia and Cowlitz rivers as well as others.³⁵

Longview’s critical area regulations identified three habitats of local importance: oak woodlands, riparian habitat, and urban natural open space. On the fringes and more rural portions of the city and its planning area, there is habitat for hawks, owls, pheasants, ravens, grouse, black-tailed deer, and an occasional elk or black bear. A variety of bird life and small mammals has adapted to the more urbanized areas of the city. In and around Longview, PHS data shows:

- Breeding and nesting area for bald eagles (*Haliaeetus leucocephalus*) and peregrine falcons (*Falco peregrinus*), both federal species of concern and listed as “sensitive” at state level
- Osprey (*Pandion haliaetus*) nesting sites
- Incidence of sand roller (*Percopsis transmontana*), “monitored” at state level
- Incidence of Vaux’s swift (*Chaetura vauxi*), a state candidate for “endangered”
- Breeding area for cavity-nesting ducks
- Regular shorebird/waterfowl concentrations
- Regular Roosevelt elk (*Cervus canadensis roosevelti*) concentrations (Coal Creek Slough)
- Purple Martin (*Progne subis*) breeding area (Coal Creek Slough)
- Columbian white-tailed deer (*Odocoileus virginianus*), considered endangered at both the federal and state level, have been noted at Cleveland Landing and Barlow Point.

Geologically Hazardous Areas

~~The previous plan update recommended that the City map its geologically hazardous areas, including percentage slope factors, using Washington State Department of Natural Resources (DNR) mapping data³⁶ and other available resources. Much of this mapping has already been completed within DNR’s natural hazards system; however, it does not enjoy the same map legends as some of the other maps used within this chapter. By integrating this data into its GIS system and augmenting it with higher quality LiDAR data, the City would enable its staff as well as property owners, prospective~~

³⁴ Washington State Department of Fish and Wildlife, Fishing and Shellfishing, Lake Sacajawea. <<http://wdfw.wa.gov/fishing/washington/748/>>. Accessed 30 October 2017.

³⁵ National Marine Fisheries Service, West Coast Region. *Endangered Species Act Recovery Plan for the Southern Distinct Population Segment of Eulachon (Thaleichthys pacificus)*. <www.westcoast.fisheries.noaa.gov/publications/protected_species/other/eulachon/final_eulachon_recovery_plan_09-06-2017-accessible.pdf>. Accessed 30 Oct. 2017.

³⁶ <<http://www.dnr.wa.gov/programs-and-services/geology/geologic-hazards-and-environment/>>. Accessed 30 October 2017.

~~developers, and other interested parties to more readily identify properties that may be compromised or could be threatened.~~

~~This approach will assist the City in identifying any areas where slopes are greater than 40 percent to more closely match the state's definition of geologically hazardous areas. Additional data from DNR, including surface geology, would also be beneficial to this analysis.~~ Geologically hazardous areas include areas susceptible to erosion, sliding, earthquake, or other geological events. They pose a threat to the health and safety of citizens when incompatible commercial, residential, or industrial development is sited in areas of significant hazard. Within Longview, the areas with the most unstable soils and a history of landslides (active and ancient) are primarily located in the upland areas of Longview and to the north of the city limits. Isolated locations were also documented around Mt. Solo. Geologically hazardous areas in the city of Longview have been mapped and integrated into the city GIS critical areas layer. This allows properties that may be at risk from unstable slopes or landslide to be Clearly identified.

Much of Longview was dredged and filled during the initial layout of the city, which means most of the low-lying areas are at risk of liquefaction during a major seismic event. DNR natural hazards mapping shows the vast majority of the city is designated as having moderate to high liquefaction susceptibility. The DNR system also reports a number of seismic events in and around Longview in recent decades. The largest, in 1984, was 3.7 in magnitude and was centered north of the city and east of Coal Creek Road. The state's seismic predictions, albeit based on modeling, show significant impacts on most of Longview in a strong quake scenario.

Shorelines of the State

The Columbia and Cowlitz rivers, a number of creeks and intermittent watercourses such as Clark Creek, and a ditch system drain the Longview study area. The Columbia and Cowlitz rivers are considered "shorelines of statewide significance"³⁷ and are regulated by the Washington State Shoreline Management Act (SMA). Figure 5-4 shows all shorelines subject to the SMA within Longview.

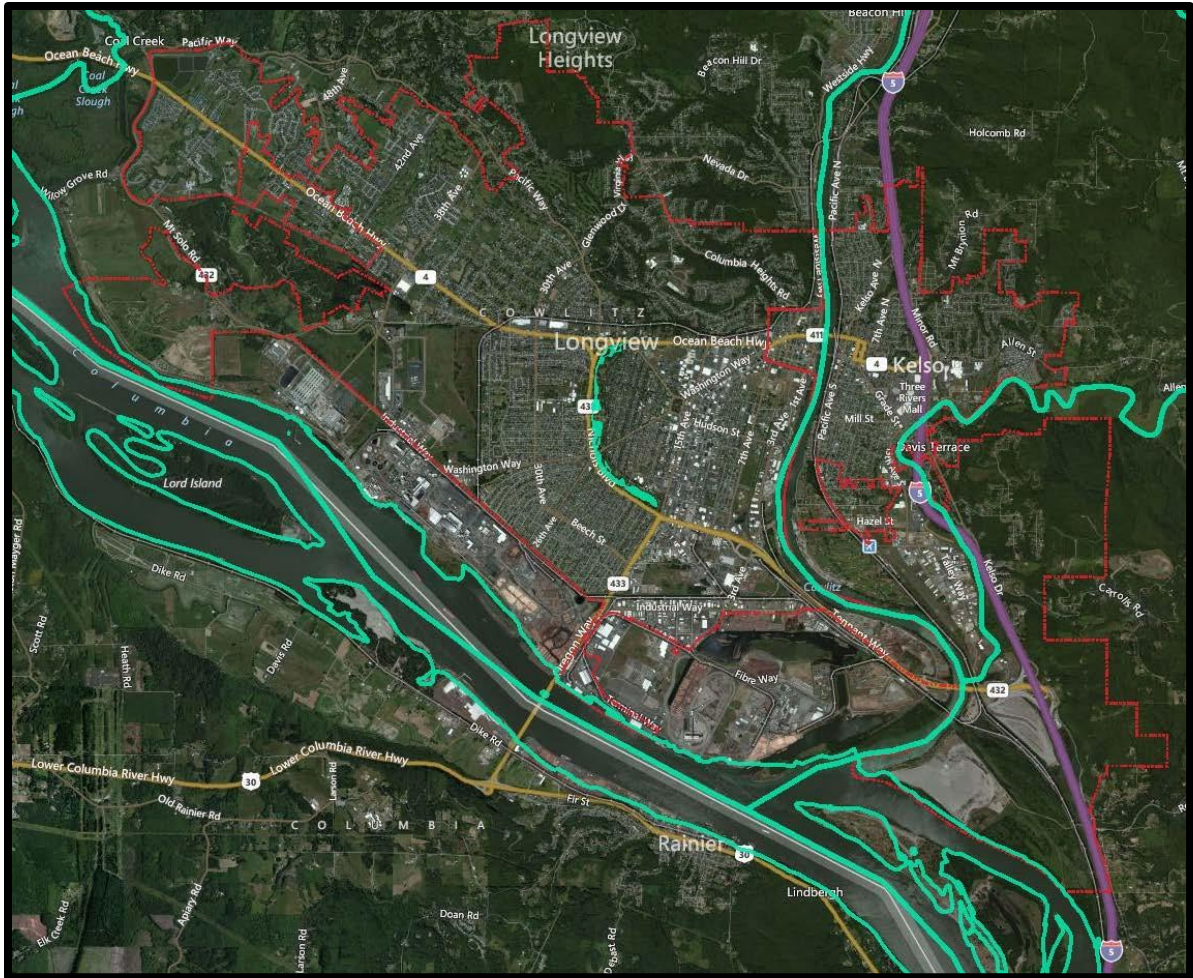


FIGURE 5-4. State Shorelines in Longview

Source: Source: Washington State Department of Ecology, Washington State Coastal Atlas. <<https://fortress.wa.gov/ecy/coastalatlantools/Flood.aspx>>. Accessed 30 October 2017.

The SMA requires the preparation and implementation of a shoreline master program (SMP) containing goals and policies, use environments (similar to zoning districts), and shoreline development regulations. The City of Longview updated its SMP ~~in 2015~~, 2021 addressing maintenance of industrial and commercial uses, public access trails on private land, nonconforming issues, and shoreline buffers and development setbacks on individual shoreline reaches.

The Columbia River is a significant feature of the Pacific Northwest region, with over 250,000 square miles of drainage basin in the northwestern United States and southwestern Canada. It receives water from the Cowlitz River and the other drainages and then discharges into the Pacific Ocean west of Longview between Ilwaco, Washington, and Astoria, Oregon. The nearest hydrologic monitoring station on the Columbia that reports flow is located slightly west of Longview, near Quincy, Oregon. For 2016, it reported an annual discharge of 224,300 cubic feet per second (cfs).¹

The Northwest Power Planning Council (“Northwest Council”) maintains subbasin dashboards that include planning area initiatives aimed at species and habitat preservation, mitigation, and

enhancement. Longview lies in the Northwest Council’s Elochoman Subbasin³⁸ and just alongside the Cowlitz Subbasin³⁹. Each has different planning initiatives. The much smaller Cowlitz River basin encompasses 2,586 square miles and serves as the domestic water source for the Longview-Kelso urban area. The annual discharge recorded at the Castle Rock hydrologic monitoring station in 2016 was 10,850 cfs.

Brownfields

Brownfield sites are abandoned or underused properties where there may be environmental contamination. Redevelopment efforts are often hindered by the liability for the cleanup or the uncertainty of cleanup costs. Brownfield sites that aren’t cleaned up represent lost opportunities for economic development and for other community improvements.

The Washington State Department of Ecology’s Toxic Cleanup Program lists ~~62 contaminated~~ suspected cleanup sites in Longview, many of them relating to leaking underground storage tanks and part of the voluntary cleanup initiative. [These sites range in status from: awaiting clean up, cleanup started, and monitoring cleanup progress. The city maintains information on brownfield locations and status through coordination with environmental agencies and periodic updates to its environmental inventory.](#) These may or may not be brownfields per se, as some of them may still host buildings and businesses. There has not been an effort to comprehensively inventory brownfield sites in Longview that could potentially be used for redevelopment or infill.

Natural Environment Goals, Objectives, and Policies

Preservation and protection of the natural environment is an essential element of the city’s livability. By integrating the natural and built environment, Longview will preserve and enhance a high-quality life for its residents with clean water, habitat for fish and wildlife, and safe and secure places for people to live and work. Longview is committed to protecting and enhancing the natural environment as it meets its land-use, economic development, housing, and infrastructure goals.

Conservation

- | | |
|-------------------------|--|
| Goal NE-A | To reduce consumption of resources, minimize waste, and reduce pollution. |
| Policy NE-A.1.1 | Minimize the quantity and toxicity of materials used and waste generated from City facilities and operations through source reduction, reuse, and recycling. |
| Policy NE-A.1.2 | Participate in the restoration of the natural environment on and around City-owned property, where appropriate (e.g., in conjunction with City capital projects). |
| Objective NE-A.2 | Promote and lead education and involvement programs to raise the public awareness about environmental issues and demonstrate how individual and community actions can create significant improvements to the environment. Identify key activities and programs in conjunction with the adoption of the City’s biennial budget. |

³⁸ Northwest Power Planning Council, Fish Information Site, Province Summary, Elochoman Subbasin.

<http://rs.nwcouncil.org/gp_generaldescription.cfm?mnu=GPandProvinceID=3andSubbasinID=13>. Accessed 30 October 2017.

³⁹ Northwest Power Planning Council, Fish and Wildlife, Dashboards, Cowlitz Subregion Dashboard. <<http://www.nwcouncil.org/ext/dashboard/sb.asp?38>>. Accessed 20 October 2017.

Policy NE-A.2.1 Promote the use of alternative fuels in vehicles and equipment by the City, transit operators, fleet operators, and the public.

Policy NE-A.2.2 Promote and support energy conservation by:

- supporting planting trees along street edges to reduce heat absorbed by asphalt;
- promoting higher density and infill development near transit;
- encouraging rehabilitation of existing buildings; and
- enforcing the State Energy Code.

Objective NE-A.3 Fund programs annually for the acquisition, preservation, restoration, and/or beautification of valuable critical area, open space, and shoreline resources to result in a net increase in ecological functions. This objective may be accomplished through updates of the City’s Park/Recreation/Open Space plan or by the City’s CIP being updated every six years.

Policy NE-A.3.1 Provide incentives for landowners to retain, enhance, or restore important wildlife habitat such as reduced permit fees, expedited permit review, and reduction in property taxes.

Policy NE-A.3.2 Recognize and support the educational value of public access to critical areas and shorelines when compatible with the critical area sensitivity and public safety.

Objective NE-A.4 Encourage the cleanup, monitoring, and productive reuse of brownfield sites to protect human health and the natural environment while supporting reinvestment in previously developed areas.

Policy NE-A.4.1 Support and encourage the assessment, cleanup, and long-term monitoring of brownfield sites through coordination with property owners, state and federal agencies, and other partners.

Policy NE-A.4.2 Encourage the redevelopment and adaptive reuse of cleaned or remediated brownfield sites in a manner that is consistent with adopted land use designations, protects environmental resources, and reduces pressure on undeveloped land

Protection and Mitigation

Goal NE-B To ensure the proper management of the natural environment to protect critical areas and conserve land, air, water, and energy resources.

Objective NE-B.1 Review and update (as necessary) the critical areas ordinance to promote the city’s quality of life, and, as required by state and federal mandate, to ensure protection of known critical areas. This review and update shall occur regularly in accordance with RCW 36.70A.130(5)(c), or as may be amended.

Policy NE-B.1.1 Define critical areas consistent with RCW 36.70A.030.

Policy NE-B.1.2 Modify critical area management practices and regulations over time to address changing conditions and incorporate best available scientific information gained from monitoring activities and research.

Policy NE-B.1.3 In the City's zoning and critical area regulations, encourage design solutions such as planned residential developments, cluster housing, and other innovative techniques in order to protect site-specific sensitive features and critical areas.

Policy NE-B.1.4 Limit development and activities in critical areas that would damage their functions, except to the minimum extent necessary when there is no reasonable alternative and subject to best management practices.

- Policy NE-B.1.5 Implement and preserve critical area buffers based on best available science adjacent to critical areas to adequately protect such areas from development and land-use impacts. Require enhancement where feasible.
- Policy NE-B.1.6 Regulate development activities to avoid clearing of vegetation that maintains slope stability, reduces erosion, shades shorelines, buffers wetlands and stream corridors, and provides wildlife and aquatic habitat.
- Policy NE-B.1.7 Ensure prompt restoration of land after grading and vegetation removal through phased clearing and grading, replanting requirements, and other appropriate revegetation and engineering techniques.
- Policy NE-B.1.8 Work cooperatively with the state, county, and environmental resources to identify and develop strategies to clean up brownfield sites.

Water Resources

Goal NE-C To enhance water quality; protect environmentally sensitive areas including wetlands, streams, rivers, lakes, riparian areas, and aquifer recharge areas; and manage floodplains.

Objective NE-C.1 In the application of wetland and stream regulations and restoration programs, strive for no net loss of ecological function within Longview. This objective should be assessed biennially based on permit records and any regional restoration plans and activities.

- Policy NE-C.1.1 Protect existing hydrologic connections between water bodies, watercourses, and associated wetlands. The City should consider the hydrologic continuity between ground and surface water when reviewing development proposals.
- Policy NE-C.1.2 Allow enhancement or restoration of degraded wetlands and riparian corridors to maintain or improve ecological functions. Approve wetland mitigation proposals if they will result in improved overall wetland functions. Preserve land used for wetland mitigation in perpetuity. Monitoring and maintenance should be provided until the success or the site is established.
- Policy NE-C.1.3 Review the effects of development proposals on anadromous fish and other species protected under the federal Endangered Species Act and require mitigation such as riparian habitat enhancement and water quality treatment.
- Policy NE-C.1.4 Protect groundwater quality and prevent aquifer contamination, degradation, and depletion through the comprehensive management of groundwater in conformance with the Clean Water Act, the Washington State Department of Ecology’s Guidance Document for the Establishment of Critical Aquifer Recharge Area Ordinances, and all other applicable federal, state, and local water quality regulations.

Policy NE-C.1.5 Promote low-impact development that allows for infiltration and recharge where appropriate. Use open space and natural systems such as vegetative swales, French drains, wetlands, drywells, and rain gardens that promote water quality and infiltration.

Objective NE-C.2 Protect lives and public and private property from flooding by continued participation in the National Flood Insurance Program.

Policy NE-C.2.1 Monitor and modify, as necessary, Chapter 17.24 Flood Damage Prevention regulations, based on the Washington Model Flood Damage Prevention Ordinance, to ensure that the minimum state and federal standards required as a condition of participation in the NFIP are met.

Policy NE-C.2.2 Protect, enhance, and restore existing flood storage and conveyance functions and ecological values of floodplains through maintaining dikes, protecting wetlands, and maintaining riparian corridors.

Policy NE-C.2.3 Regulate development in the 100-year floodplain to avoid substantial risk and damage to public and private property and loss of life and in a manner that complies with state and FEMA requirements for flood hazard areas.

Geological Hazards

Goal NE-D Minimize the loss of life and property from landslides and seismic, volcanic, or other naturally occurring events, and minimize or eliminate land-use impacts on geologically hazardous areas.

Objective NE-D.1 Regularly update ~~Seek partnerships and funding to carry out~~ Light Detection and Ranging (LiDAR) mapping to improve upon the quantity and quality of critical areas data available.

Policy NE-D.1.1 Regulate uses and activities that occur within or near geologically hazardous areas in a manner that minimizes the potential for property damage or loss of life.

Policy NE-D.1.2 Assess feasibility of ~~Restrict~~ development on potentially unstable land to ensure public safety and conformity with natural constraints.

Policy NE-D.1.3 Apply the International Building Codes, as adopted by the State of Washington, and any other necessary special building design and construction measures to minimize the risk of structural damage, fire, and injury to occupants due to geological hazards.

Fish and Wildlife Habitat Conservation Areas

- Goal NE-E** To balance the requirements of an urban area with protection of fish and wildlife habitats, including salmonid habitat, by preserving, restoring, and enhancing critical areas, open space and parkland; and linking habitat for wildlife and native ecosystems.
- Objective NE-E.1** Identify remaining linked habitat in the city and incorporate this in the Parks/Recreation/Open Space Plan. Establish an open space target for preservation of key habitat for fish and wildlife in the next update of the Open Space Plan, which is updated every six years.
- Policy NE-E.1.1** Manage fish and wildlife habitat conservation areas to protect overall habitat functions and values (e.g., food, water, cover, space), except where a listed species requires targeted habitat management. Rely on federal, state, and Cowlitz County agencies to identify “special status” wildlife species, but allow for a process to identify species of local importance to the City of Longview.
- Policy NE-E.1.2** Develop strategies for preserving, protecting, or restoring important habitats and corridors, particularly if they are at risk of significant degradation. These strategies should include:
- public acquisition of habitat;
 - linking habitats using parks, greenways, open space areas, riparian corridors, and other natural features;
 - encouraging the use of conservation easements for long-term habitat protection;
 - promoting land use plans and development that avoid impacts on habitat; and
 - protecting native plant communities by encouraging management and control of non-native invasive plants, including aquatic plants.

Shorelines

- Goal NE-F** Plan and coordinate land uses, public access, and natural resource protection along shorelines of the state in accordance with the Shoreline Management Act and the Longview Community Vision.
- Policy NE-F.1.1** Continue to implement the adopted shoreline master program.
- Policy NE-F.1.2** Ensure that the shoreline master program remains consistent with the comprehensive plan and its goals, objectives, and policies that promote connections between Longview and its waterfront.
- Policy NE-F.1.3** Coordinate planning efforts to ensure that there is adequate land reserved for water-dependent industrial uses within the city’s industrial shorelines.