



City of Longview

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

Agenda

Planning Commission

Wednesday, July 1, 2026

7:00 PM

City Hall

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

Please click the link below to join the webinar:

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1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
26-00528 PC Minutes of June 3, 2026
3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**
4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**
5. **PUBLIC HEARINGS**
26-00529 ADU Ordinance Updates
26-00530 CEC District Updates
6. **NON-PUBLIC HEARING ITEMS**
26-00533 Comprehensive Plan Updates - Chapter 3 Housing
26-00534 Comprehensive Plan Updates - Chapter 6 Energy and Telecommunications
26-00535 Comprehensive Plan Updates - Chapter 7 Public Facilities - Fire Dept.
7. **OTHER BUSINESS**
8. **PLANNER'S REPORT**
9. **DIRECTOR'S REPORT**

10. ADJOURNMENT



City of Longview

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Minutes

Agenda

Planning Commission

Wednesday, June 3, 2026

7:00 PM

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1. **ROLL CALL**

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

Present: Member Craig Collins, Member Jeff Rauth, Member Ramona Leber, Member Jerry Stinger, Member Spencer Boudreau

Absent: Member Randy Knox

Excused: Member Alison Moss

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

2. **APPROVAL OF MINUTES**

26-00435 PC Minutes of April 1, 2026

A motion was made by Member Jerry Stinger, seconded by Member Jeff Rauth, to approve the regular meeting minutes of April 1, 2026. The motion passed unanimously.

26-00470 PC Minutes of May 6, 2026

A motion was made by Member Ramona Leber, seconded by Member Jeff Rauth, to approve the the regular meeting minutes of May 6, 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

26-00473 Comprehensive Plan updates
Transportation chapter
Public Facilities chapter

Transportation chapter presentation by Kenny Robinson.

Overview of changes:

- *Reorganization of chapter - Overview, Financial plan, TIP, Maps*
- *Goals and policy updates*

Public Facilities chapter presentation by Irene Rutikanga.

- *Inventory - remove non-existing city facilities*
- *Library - add recent completed improvements*
- *Parks & Rec - verbiage, data updates*
- *Police - formatting changes*
- *Public Education - remove minor sections not relevant*
- *Solid Waste - SB5284, recycling*
- *Stormwater - changes to section and objectives and policies*
- *Cowlitz Public Facilities District - addition discussing PFD operation*
- *Fire - updates coming soon*

Member Leber feels the section under Police that talks about staffing, workload, etc. can be mentioned in the comp plan, but should be included elsewhere.

Chairman Collins asked if the Police remodel referred to work done 5 years ago and if so, remove the word "current".

Member Boudreau questioned the wording of the deficiency section under Parks and Open Spaces. Mr. Rutikanga will clarify with Parks. Chairman Collins clarified the percentage to a developer for the parks/open spaces requirement is not an attempt to make up prior deficiencies. Mr. Little replied, correct and that percentage is scalable.

26-00471 ADU Updates workshop

Presentation by Mr. Little.

This is being revisited after 3 years of use to explore broadening the use of ADU as optional affordable housing, reduce permitting timelines and complexity, clarify standards/recognize the ordinance, and address the realities of code enforcement and occupancy.

The draft ordinance update eliminates a public hearing, removes occupancy requirements, removes language surrounding complaint investigations and secondary occupancy permits, and removes the "existing illegal ADU" section.

Discussion points:

- *Landscaping/screening - remove or clearly require*
- *Two-story, design for privacy - remove or clearly require*
- *Additional setbacks - currently 10 ft. Retain, release or modify*
- *Manufactured home age - currently 10 years or newer. Propose change to 5 years or newer, which would align with other codes*
- *Detailed app requirements*

Member Boudreau would like to see the 3-bedroom requirement removed, along with the short-term rental restriction. The Commission concurs with the other proposed changes.

A public hearing will be held at the July regular Planning Commission meeting.

26-00472 Cowlitz Event Center (CEC) workshop

Presentation by Mr. Nick Little.

Since 1983 the Cowlitz Event Center (CEC) district is about 50 acres. There is a current proposal to amend the provisions of the district to allow for animal shelter use, broaden the use of the Peardale Lane Access to include CEC and related activities. Mr. Little said that zoning laws can control access on public streets. Key considerations include: Additional traffic tied to events; impacts for any future developments.

A public hearing will be held at the July regular Planning Commission meeting.

7. OTHER BUSINESS

None at this time.

8. PLANNER'S REPORT

**Taylor Island, Sires Lane - ready for permitting*

**PIP application for Mint Valley mobile home park project*

**46th/48th Ave project in review*

Public Works

**Golf pro shp remodel wrapping up*

**Irrigation project almost done*

**Cloney Park project moving along - Fall completion*

**Gas line replacements at various areas in the City*

9. DIRECTOR'S REPORT

**Critical Areas ordinance update - September workshop*

**Waste Control - meeting for future contract. Will look different than previous contracts*

**Food truck ordinance still in the works*

10. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for July 1, 2026.

With no further business to discuss, Chairman Collins adjourned the meeting at 8:25 p.m.

Lisa Vertrees, Recorder



TO: Longview Planning Commission

FROM: Nick Little, CED Director

MEETING DATE: July 1, 2026

SUBJECT: Accessory Dwelling Unit (ADU) Ordinance Updates - Hearing

The city's Accessory Dwelling Unit (ADU) Ordinance (LMC 19.22.025) provides for the addition of ADUs as an accessory to properties with an existing single-family dwelling. This code section provides for general standards for both attached and detached ADUs and provides review processes for each type. This code section was originally adopted in 2022 and has provided additional housing options throughout the residentially zoned areas in Longview. Since 2022, the city has permitted approximately 20 ADUs, both attached and detached.

Attached ADUs are part of a shared structure with the primary dwelling on the site, and typically involve an addition or remodel to the existing dwelling. Detached ADUs involve the construction of a separate structure as its own habitable unit. In either situation, building permits are required and the resulting structure, addition, or remodel must satisfy all applicable building codes.

The current version of the ordinance provides for two review paths:

- Attached ADUs: Administrative approval; applications are reviewed by Community Development (CED) staff and are issued based on their conformance with the standards of the land use code, including the ADU section(s). No public hearing or notice required.
- Detached ADUs: Special use approval by the Appeal Board of Adjustment (ABA). Staff reviews, generates a staff report and recommendations to be delivered to the ABA. Public notice and a public hearing are required as part of the review and approval process.

The original ordinance also includes a number of occupancy requirements and development standards that apply to attached and detached ADUs, or both.

One of the goals of the proposed amendments is to streamline the review process and remove procedural barriers to ADU development. A second goal is to more clearly establish the standards for an ADU and improve clarity and consistency during reviews. Lastly, it was a key goal to recognize the realities of code enforcement, property rights, and other issues that make enforcement difficult or expose the city to liability.

Proposed Amendments

The proposed updates were reviewed and discussed at a workshop held at the June 3rd Planning Commission. During the June workshop, several changes were recommended. These changes included:

- Removal of the 3-bedroom limit
- Removal of subjective screening and two-story ADU design standards
- Conform to setback standards of the underlying zoning district

These adjustments were made and are reflected in the current draft for consideration. A brief summary of the significant changes, in addition to those noted above, are as follows:

- Approval authority unified: All ADUs would be administratively reviewed, removing Appeal Board review. Detached ADUs would no longer require a hearing.
- Owner-occupancy requirement removed: No residency or rental restrictions in draft.
- Title recording requirement removed: No auditor-filed ADU notice required
- Occupancy limits removed.
- Manufactured home age for detached reviews moved from 10 years old to 5 years old to be consistent with LMC 16.38.
- Expiration period provided between land use approval and building permit application.
- A number of standards were redrafted or removed for clarity and alignment with building and other land use codes.
- Certificate of occupancy and “Illegal ADUs” sections removed or adjusted to reflect enforcement capabilities and recognize how occupancy functions relative to building code requirements.
- Provisions added to allow for parallel reviews of ADUs alongside building permit submittal.

- Overall rearrangement of sections and standards for readability and usability.

Also included in this hearing are the necessary changes to LMC 19.12, Appeal Board of Adjustment. This updates repeals section 19.12.055, which grants authority to the Appeal Board of Adjustment to issue special property use permits for ADUs. Removal of this section is necessitated by the changes to the review process for ADUs, and is done to maintain consistency across LMC.

Summary

The proposed draft represents a very leaned out ordinance, while retaining several of the original standards. The most substantial changes revolve around the adjustment to review procedures and the removal of difficult-to-enforce occupancy requirements. These changes reflect larger trends and reduction of requirements statewide. ADU development is an important tool in developing affordable housing, and the proposed changes reflect that theme.

19.22.025 Accessory dwelling units.

(1) ~~Purpose.~~ The director shall have the authority to approve ~~attached~~ accessory dwelling units (ADUs) which are consistent with single-family neighborhood character and the regulations and provisions herein. ~~The appeal board of adjustment shall have the authority to approve detached accessory dwelling units (ADUs) which are consistent with single-family neighborhood character and the regulations and provisions herein. It is not the intent of these regulations to provide for ADUs on every residential property and they shall not be deemed to create a right or privilege to establish or maintain an ADU which is not strictly in compliance with these regulations.~~

(2) ~~Requirements.~~ Accessory dwelling units (ADUs) ~~may be~~ permitted in residential districts R-1, R-2, R-3, R-4 and TNR as accessory to single-family dwellings, subject to the requirements that follow. No ADU may be added to, created within, or constructed upon the same lot as a single-family dwelling without compliance with this section and applicable building and/or land use permits having been issued by the community development department.

(3) ~~Site Requirements~~ General Standards. All ADUs shall comply with the following standards.

(a) Accessory dwelling units must be on the same lot as the single-family dwelling to which they are accessory. They may be attached (added to or created within) the existing single-family dwelling or as a detached structure. Only one ADU shall be permitted (attached or detached) as accessory to a single-family dwelling unit. No ADU may be occupied unless the single-family dwelling to which it is accessory possesses a current certificate of occupancy.

(b) Accessory dwelling units, whether detached or attached, shall not be allowed within cottage housing developments pursuant to LMC 19.23.050(6).

(c) Manufactured homes may be used for ADUs but must be less than 5 years old. Manufactured home installation shall comply with all provisions of LMCs 16.05 and 16.08, as applicable.

(d) The habitable area of any ADU, excluding any garage area, shall be not less than 300 square feet nor in excess of 1,500 square feet.

(e) No day care centers or adult family homes shall be permitted in ADUs or in single-family dwellings to which they are accessory. Family day care providers as defined in Chapter 19.09 LMC may be allowed but the maximum number of children under care is limited to the maximum occupancy of the ADU.

(f) Street-facing entrances may be allowed. Exterior entrances and stairs shall meet the setback requirements of the zone the property is located in.

(g) All ADUs shall have separate street addresses that are visible from both the street and alley that clearly identify the location of the ADU.

(h) Public water and sewer service shall be required prior to occupancy of all ADUs. ADUs are not required to have separate independent utility connections and solid waste collection. Any upgrades necessary to facilitate the delivery of water or sewer service shall be the responsibility of the landowner.

(i) The ownership of ADUs shall not be separated from ownership of the single-family dwelling to which they are accessory, provided that the appropriate subdivision process may be completed to establish the accessory dwelling unit on a separate lot of record. New lots resulting from this subdivision process must meet all applicable zoning requirements and can be sold or transferred

~~A certification from the public works director that existing water and sewer facilities serving the property are adequate is required.~~

~~(b) Only one ADU shall be permitted (attached or detached) as accessory to a single-family dwelling unit.~~

~~(c) An accessory dwelling unit may not be sold as a separate piece of property, or as a condominium unit, unless allowed by the existing zoning on the property.~~

(jd) Parking. A minimum of two off-street parking spaces must be provided on the property where an ADU is proposed and additional parking for the ADU is required as follows:

- (i) No minimum on-site parking spaces are required for an accessory dwelling unit in areas with on-street parking available.
- (ii) One parking space is required for the ADU if on-street parking is not available.
- (iii) On-street parking is defined as parking spaces legally available for parking of vehicles. Posted time- or day-restricted parking spaces are not considered as available for purposes of this section.
- (iv) A street/sidewalk entrance in the form of a walkway, landscaping features, mailbox post and similar construction to direct visitors to the ADU, will be required per the determination of the community development director upon recommendation by the fire marshal.

(ke) Fire department access shall extend to within 150 feet of all portions of the exterior walls of the building as measured by an approved route. Distances in excess of 150 feet may result in additional requirements for construction as approved by the fire code official. Alleys shall not be considered for fire department access.

(4) Standards for Attached ADUs. In addition to subsection (3), all attached ADUs shall conform to the following standards.

- (a) All attached ADUs shall be designed to maintain the appearance of the single-family dwelling to which they are accessory. If an ADU extends beyond the current footprint of the single-family dwelling, it must be consistent with the existing siding of the single-family dwelling. Any additions to an existing structure or building shall not exceed the allowable lot coverage or encroach into the required setbacks.
- (b) When garage space is converted to accessory dwelling unit living space the portion of the driveway leading to the former garage may remain.
- (c) Attached ADUs shall have at least one external entry.

(5) Standards for Detached ADUs. In addition to subsection (3), all detached ADUs shall conform to the following standards.

- (a) Detached accessory dwelling units are not permitted in townhouse, zero lot line detached housing, or attached zero lot line housing developments.

(6) Permitting Requirements. All land use, building, fire, and health codes and standards shall be applicable to all ADUs. All ADUs shall be reviewed and issued a land use approval prior to the construction or occupancy of an ADU.

- (a) Review of ADU permits is an administrative land use review, and subject to the requirements of Chapter 19 LMC.
- (b) All applications for ADU reviews shall be on forms provided by the community development department, and the fee for such review shall be as provided in the community and economic development department master fee schedule;
- (c) Prior to beginning construction of an ADU, all required building, plumbing, mechanical, electrical, and land use approvals and/or permits shall be acquired.
- (c) ADU land use review applications may be submitted and reviewed prior to or concurrently with required building or site development permit applications. For ADU reviews submitted prior, the subsequent building permit(s) shall be submitted within 12 months, after which the ADU approval is expired, and a new application will be required.

~~(4) Building Requirements.~~

~~Accessory dwelling units must be on the same lot as the single family dwelling to which they are accessory. They may be attached (added to or created within) the existing single family dwelling as provided for in subsection (6) of this section, or detached as provided for in subsection (7) of this section.~~

~~All housing and building codes and standards shall be applicable to all ADUs including, but not limited to, the building code, the plumbing code, the electrical code, the mechanical code, the fire code, and all requirements of the Cowlitz County health department.~~

~~(c) Note, manufactured homes may be used for ADUs but must be less than 10 years old.~~

~~(e) ADUs are not required to have separate independent utility connections and solid waste collection.~~

~~(d) The square foot size of any ADU, excluding any garage area, shall be of not less than 300 square feet nor in excess of 1,500 square feet, and it shall contain no more than three bedrooms.~~

~~(e) Street facing entrances may be allowed. Exterior entrances can be located no closer than 10 feet to an adjoining property line.~~

~~(f) Any exterior stairs shall be placed in the rear or side yard and no closer than 10 feet to an adjoining property line.~~

~~(g) All ADUs shall have separate street addresses that are visible from both the street and alley that clearly identify the location of the ADU. (i)~~

~~(5) Occupancy.~~

~~(a) No ADU may be the residence of more than four persons.~~

~~(b) The owner of the property or immediate family member of the property owner, or contract purchaser of record, of the single family dwelling to which an ADU is accessory, shall reside either in the single family dwelling or the ADU as a permanent place of residence (must occupy one of the dwelling units on the property for more than six months of each calendar year).~~

~~(c) Only one of the residences may be rented or leased.~~

~~(d) Vacation (short term) rental, transient accommodation, and/or lodging is prohibited in ADUs or in single family dwellings to which they are accessory. "Vacation (short term) rental, transient accommodation and/or lodging" means the rental of any building or portion thereof used for the purpose of providing lodging for periods of less than 30 days.~~

~~(e) The ownership of ADUs may not be separated from ownership of the single family dwelling to which they~~

~~(f) Before issuance of the certificate of occupancy for an accessory dwelling unit, the homeowner must provide a copy of a statement recorded with the Cowlitz County auditor.~~

~~(i) The statement must read:~~

~~An application for a permit for an accessory dwelling unit has been submitted to the city of Longview by the owner of this property. Future owners are advised that the owner of the property must comply with all requirements of the Longview Zoning Code, as amended, if the accessory dwelling unit is to be occupied or rented.~~

~~(ii) If an accessory dwelling unit is to be removed, appropriate permits and inspections must first be received from the city. If a homeowner wants to remove the statement as required by subsection (5)(f)(i) of this section from the property's title, then the city shall issue an appropriate release upon evidence that the accessory dwelling unit has been removed. The release shall be recorded by the homeowner with the county auditor's office and a copy of the recorded release shall be provided to the city.~~

~~(g) No day care centers or adult family homes shall be permitted in ADUs or in single family dwellings to which they are accessory. Family day care providers as defined in Chapter 19.09 LMC may be allowed but the maximum number of children under care is limited to the maximum occupancy of the ADU.~~

~~(h) The following permit and inspection requirements shall be met:~~

~~(i) No ADU may be added to, created within, or constructed upon the same lot as a single family dwelling without a permit having been issued by the community development department;~~

~~(ii) All applications for ADU permits and reviews shall be on forms provided by the community development department, and the fee for such permit shall be as provided in the community and economic development department master fee schedule;~~

~~(iii) No ADU may be occupied unless the owner of record of the single family dwelling to which it is accessory possesses a current certificate of occupancy for such ADU;~~

~~(iv) Before any permit for the creation or construction of an ADU is granted, the proposed site thereof and the plans and specifications therefor shall be inspected by the building and fire officials to assure that the provisions of this chapter are not violated; and~~

~~(v) The building official may inspect ADUs after giving proper notice, at such time as a complaint alleging noncompliance with this chapter or the property maintenance code, Chapter 16.30 LMC, is received by the city. The purpose of such inspection shall be to determine if such ADU is in compliance with the requirements of this chapter. If such inspection reveals that such ADU is in compliance, the building official shall issue a certificate of occupancy for said ADU. If the inspection reveals the ADU is not in compliance, the building official shall not issue a certificate of occupancy for said ADU, and shall notify the owner or contract purchaser of the single family dwelling to which said ADU is accessory that said ADU must be vacated and not occupied until it is reinspected by the building official and found to be in compliance, or the ADU removed.~~

~~(6) Standards for Attached ADUs:~~

~~(a) All attached ADUs shall be designed to maintain the appearance of the single family dwelling to which they are accessory. If an ADU extends beyond the current footprint of the single family dwelling, it must be consistent with the existing siding of the single family dwelling. Any additions to an existing structure or building shall not exceed the allowable lot coverage or encroach into the required setbacks.~~

~~(b) When garage space is converted to accessory dwelling unit living space the portion of the driveway leading to the former garage may remain.~~

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

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

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

~~(c) Detached accessory dwelling units are not permitted in townhouse, zero lot line detached housing, or attached zero lot line housing developments.~~

~~(8) Special Property Use Hearings:~~

~~(a) All proposed detached ADUs shall require a special property use permit be granted by the appeal board of adjustment with consideration of impacts to privacy of neighboring properties. Where practical, locate and design~~

~~the ADU to minimize disruption of privacy and outdoor activities on adjacent properties. Strategies to accomplish this include, but are not limited to: window staggering, entries face away, no overlooking decks, landscaping.~~

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

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

~~(ii) Window locations.~~

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

~~(9) Existing Illegal ADUs.~~

~~(a) Application may be made for any accessory dwelling unit existing prior to January 1, 2022, to become legally permitted, pursuant to the provisions of this section.~~

~~(b) An application to legalize an existing ADU shall include an application for an ADU permit and a building permit application, showing changes made to the main residence or detached accessory building to accommodate the ADU. Approval shall be consistent with the ADU regulations and process outlined in this section. The ADU shall be reviewed using the current editions of building codes in place at the time its owner brings the unit forward for permit.~~

~~(c) Nothing in this section shall require that the city permit existing ADUs that are determined to be dangerous. (Ord. 3555 § 1 (Exh. R), 2025; Ord. 3466 § 2, 2022).~~

19.22.025 Accessory dwelling units.

- (1) The director shall have the authority to approve accessory dwelling units (ADUs) which are consistent with single-family neighborhood character and the regulations and provisions herein.
- (2) Accessory dwelling units (ADUs) are permitted in residential districts R-1, R-2, R-3, R-4 and TNR as accessory to single-family dwellings, subject to the requirements that follow. No ADU may be added to, created within, or constructed upon the same lot as a single-family dwelling without compliance with this section and applicable building and/or land use permits having been issued by the community development department.
- (3) General Standards. All ADUs shall comply with the following standards.
 - (a) Accessory dwelling units must be on the same lot as the single-family dwelling to which they are accessory. They may be attached (added to or created within) the existing single-family dwelling or as a detached structure. Only one ADU shall be permitted (attached or detached) as accessory to a single-family dwelling unit. No ADU may be occupied unless the single-family dwelling to which it is accessory possesses a current certificate of occupancy.
 - (b) Accessory dwelling units, whether detached or attached, shall not be allowed within cottage housing developments pursuant to LMC 19.23.050(6).
 - (c) Manufactured homes may be used for ADUs but must be less than 5 years old. Manufactured home installation shall comply with all provisions of LMCs 16.05 and 16.08, as applicable.
 - (d) The habitable area of any ADU, excluding any garage area, shall be not less than 300 square feet nor in excess of 1,500 square feet.
 - (e) No day care centers or adult family homes shall be permitted in ADUs or in single-family dwellings to which they are accessory. Family day care providers as defined in Chapter 19.09 LMC may be allowed but the maximum number of children under care is limited to the maximum occupancy of the ADU.
 - (f) Street-facing entrances may be allowed. Exterior entrances and stairs shall meet the setback requirements of the zone the property is located in.
 - (g) All ADUs shall have separate street addresses that are visible from both the street and alley that clearly identify the location of the ADU.
 - (h) Public water and sewer service shall be required prior to occupancy of all ADUs. ADUs are not required to have separate independent utility connections and solid waste collection. Any upgrades necessary to facilitate the delivery of water or sewer service shall be the responsibility of the landowner.
 - (i) The ownership of ADUs shall not be separated from ownership of the single-family dwelling to which they are accessory, provided that the appropriate subdivision process may be completed to establish the accessory dwelling unit on a separate lot of record. New lots resulting from this subdivision process must meet all applicable zoning requirements and can be sold or transferred
 - (j) Parking. A minimum of two off-street parking spaces must be provided on the property where an ADU is proposed and additional parking for the ADU is required as follows:
 - (i) No minimum on-site parking spaces are required for an accessory dwelling unit in areas with on-street parking available.
 - (ii) One parking space is required for the ADU if on-street parking is not available.
 - (iii) On-street parking is defined as parking spaces legally available for parking of vehicles. Posted time- or day-restricted parking spaces are not considered as available for purposes of this section.

- (iv) A street/sidewalk entrance in the form of a walkway, landscaping features, mailbox post and similar construction to direct visitors to the ADU, will be required per the determination of the community development director upon recommendation by the fire marshal.
- (k) Fire department access shall extend to within 150 feet of all portions of the exterior walls of the building as measured by an approved route. Distances in excess of 150 feet may result in additional requirements for construction as approved by the fire code official. Alleys shall not be considered for fire department access.
- (4) Standards for Attached ADUs. In addition to subsection (3), all attached ADUs shall conform to the following standards.
- (a) All attached ADUs shall be designed to maintain the appearance of the single-family dwelling to which they are accessory. If an ADU extends beyond the current footprint of the single-family dwelling, it must be consistent with the existing siding of the single-family dwelling. Any additions to an existing structure or building shall not exceed the allowable lot coverage or encroach into the required setbacks.
 - (b) When garage space is converted to accessory dwelling unit living space the portion of the driveway leading to the former garage may remain.
 - (c) Attached ADUs shall have at least one external entry.
- (5) Standards for Detached ADUs. In addition to subsection (3), all detached ADUs shall conform to the following standards.
- (a) Detached accessory dwelling units are not permitted in townhouse, zero lot line detached housing, or attached zero lot line housing developments.
- (6) Permitting Requirements. All land use, building, fire, and health codes and standards shall be applicable to all ADUs. All ADUs shall be reviewed and issued a land use approval prior to the construction or occupancy of an ADU.
- (a) Review of ADU permits is an administrative land use review, and subject to the requirements of Chapter 19 LMC.
 - (b) All applications for ADU reviews shall be on forms provided by the community development department, and the fee for such review shall be as provided in the community and economic development department master fee schedule;
 - (c) Prior to beginning construction of an ADU, all required building, plumbing, mechanical, electrical, and land use approvals and/or permits shall be acquired.
 - (d) ADU land use review applications may be submitted and reviewed prior to or concurrently with required building or site development permit applications. For ADU reviews submitted prior, the subsequent building permit(s) shall be submitted within 12 months, after which the ADU approval is expired, and a new application will be required.

The following section from LMC 19.12, Appeal Board of Adjustment, will be repealed:

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

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

~~Subject to the provisions of LMC 19.12.050, and in accordance with Chapter 19.22 LMC, the appeal board of adjustment may grant a special property use permit for the construction of a detached accessory dwelling unit~~

This section is being removed to coincide with the proposed procedural changes in LMC 19.22.025.

DRAFT



**Community & Economic
Development Department**
1525 Broadway, Longview WA 98632

SEPA REVISED DETERMINATION OF NON-SIGNIFICANCE

Project Name:

LMC 19.40 Cowlitz Event Center Zoning District Amendments

Description of Proposal:

Pursuant to LMC 19.81.010, The City of Longview is proposing to amend two sections of the County Event Center (CEC) zoning district, which covers approximately 50 acres and includes the County fairgrounds, event center, and associated facilities. The first proposed amendment would add “animal shelters” as an allowed use in this zoning district. The second amendment would reduce existing access limitations to Peardale Lane and allow for broader access to Cowlitz County Event Center and fairground facilities and related activities.

Proponent(s):

City of Longview
1525 Broadway
Longview, WA 98632

Location of Proposal:

The Cowlitz Event Center (CEC) district covers approximately 50 acres and is centered on the existing Cowlitz County Fairgrounds and Event Center property. The zoning district is adjacent to the city Limits of Kelso, and roughly includes the area south of Washington Street, west of 3rd Avenue, North of Peardale Lane and New York Street, and east of Vandercook Way. Maps are attached that show the exact boundaries of the CEC zone.

Lead Agency:

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

There is no comment period for this DNS

This DNS is issued after using the option DNS process in WAC 197-11-355. There is no further comment period on this DNS

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by **6:00 PM on July 1st, 2026.**

Staff Contact Person: Nick Little, Community Development Director

Phone: (360) 442-5080

Email: nick.little@ci.longview.wa.us

Address: PO Box 128, Longview, WA 98632

Responsible Official



Nick Little, Community Development Director

Date: July 16, 2026

Attachments:

SEPA Checklist
Zoning District Boundaries Map
Draft Amendment Language

Cc:

City of Kelso Community Development
Cowlitz County Building and Planning
Cowlitz Economic Development Council (CEDC)
Cowlitz Indian Tribe
Cowlitz Fire District #2
Cowlitz Public Utility District (PUD)
Longview Building Official
Longview Fire Marshal
Longview Public Works (City Engineer)
Longview Stormwater
Longview Utilities
Washington Dept. of Ecology (ECY)
River Cities Transit
Nearby landowners (300'+)

SEPA ENVIRONMENTAL CHECKLIST

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Updates to LMC 19.40, County Event Center District

2. Name of applicant:

City of Longview Community Development Department

3. Address and phone number of applicant and contact person:

Nick Little, CED Director

360-442-5080

Nick.little@ci.longview.wa.us

4. Date checklist prepared:

June 15, 2026

5. Agency requesting checklist:

City of Longview

6. Proposed timing or schedule (including phasing, if applicable):

August 2026 adoption of revised code sections

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Not at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

N/A

10. List any government approvals or permits that will be needed for your proposal, if known.

Planning Commission and City Council hearing and adoption

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Pursuant to LMC 19.90.010, the city council has, by its own order, elected to amend portions the County Event Center zoning District, known as Chapter 19.40 of Longview Municipal Code.

The County Event Center District (CEC) covers approximately 50 acres in the eastern portion of the city, immediately adjacent to the City Limits of Kelso. Cowlitz County is the predominant landowner, with the Longview Development Authority owning a small parcel and the City of Longview having control over 7th Avenue and Peardale Lane rights-of-way.

The proposed amendments cover two specific topics:

- 1. The addition of animal sheltering as an allowed use; and*
- 2. Removal of access limitations to allow for Peardale Lane access.*

The “animal sheltering” language is narrowly drafted to include only those animal shelter that are operated by a governmental entity or a contractor contracted to a governmental entity. Also included was language establishing a clear connection to the standards of LMC 6.07, which contains the city’s development standards for the accommodation of a large number of animals, including kennels and animal shelter facilities. The entire text of LMC 6.07 can be found here: [LMC 6.07](#).

Peardale Lane access is significantly expanded but still contains some limitations for use. The additional opportunities for use were expanded to include not just “Fair activity” as described in the existing language, but activities related to the event center or related activities. This would include primary and/or secondary access for other developments related to the event center, such as an associated recreational vehicle park or other future facility developments.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Cowlitz Event Center (CEC) district covers approximately 50 acres and is centered on the existing Cowlitz County Fairgrounds and Event Center property. The zoning district is adjacent to the city Limits of Kelso, and roughly includes the area south of Washington Street, west of 3rd Avenue, North of Peardale Lane and New York Street, and east of Vandercook Way. Maps are attached that show the exact boundaries of the CEC zone.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

2-3%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

NRCS 141, Newberg Fine Sandy Loam

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Any development may create the potential for erosion. Any future development would be subject to review under the city's stormwater ordinance.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion potential would be addressed through the City's adopted stormwater ordinance for individual projects..

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A

3. **Water** [\[help\]](#)

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

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

No. Cowlitz River is located approximately 700-1000' to the east.

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

N/A

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

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A; City has public water

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The majority of the City is not within the 100-year floodplain due to the presence of an extensive dike and levee system.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

- b. Ground Water: [\[help\]](#)

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

No

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

N/A

c. Water runoff (including stormwater):

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

N/A. Stormwater is handled in an individual project basis. Most of Longview's stormwater is handled by the network of CDID maintained ditches and canals.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

. N/A

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

N/A

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

Compliance with City stormwater ordinance

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

a. Check the types of vegetation found on the site:

- X deciduous tree: alder, maple, aspen, other
- X evergreen tree: fir, cedar, pine, other
- X shrubs
- X grass
- X pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

____ water plants: water lily, eelgrass, milfoil, other
____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

N/A

c. List threatened and endangered species known to be on or near the site.

N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping and vegetation regulations are contained elsewhere in LMC.

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

N/A

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any:

None.

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

Unknown

6. **Energy and Natural Resources** [\[help\]](#)

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

N/A, no project. City wide energy needs are addressed by electricity and natural gas.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

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

N/A

7. **Environmental Health** [\[help\]](#)

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

N/A

- 1) Describe any known or possible contamination at the site from present or past uses.

N/A

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A

- 4) Describe special emergency services that might be required.

N/A

5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

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

Animal sheltering has the potential to generate a more regularly occurring, higher level of noise.

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

Primarily noise generated by the sheltering of animals, particularly dogs.

3) Proposed measures to reduce or control noise impacts, if any:

The proposed language ties future animal shelters to the requirements contained in LMC 6.07, which requires that shelters and kennels include "adequate" noise reduction. For determining adequacy, the city would look to EDNA noise level standards as described in WAC173-060-040.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The CEC district contains the County Fairgrounds and Event Center, which hosts a variety of events year round for many purposes. The proposed amendment would add animal shelters as an allowed use, provided they are operated by a governmental agency.

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

N/A

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

N/A

c. Describe any structures on the site.

There are a number of structures within the CEC district, including the event center, fairground structures, and a rodeo stadium.

d. Will any structures be demolished? If so, what?

N/A

e. What is the current zoning classification of the site?

County Event Center (CEC)

f. What is the current comprehensive plan designation of the site?

Public/Quasi-Public/Institutional

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

N/A

j. Approximately how many people would the completed project displace?

N/A

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

References to the standards of LMC 6.07, which includes various general developments standards for kennels and animal shelters.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A

- b. What views in the immediate vicinity would be altered or obstructed?

N/A

- c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

- c. What existing off-site sources of light or glare may affect your proposal?

N/A

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

The CEC district is used broadly for a variety of recreation activities year round.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

None listed or proposed to be listed on any register.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

WISAARD identifies the area as high risk, however CEC district has been actively developed and used for nearly 100 years.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not at this time; future development subject to inadvertent discovery provisions.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Washington Street, 7th Avenue, New York Street, Peardale Lane

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, River City Transit

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not at this time. Future development would be reviewed against city standards to determine if upgrades are necessary. Any upgrades would meet adopted city standards for shared driveways, public roads, and/or access requirements.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

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

N/A

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A

- h. Proposed measures to reduce or control transportation impacts, if any:

N/A

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A

- c. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- d. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

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

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Signature: _____

Name of signee Nick Little

Position and Agency/Organization City of Longview Community Development

Date Submitted: June 15, 2026

D. Supplemental sheet for nonproject actions

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

The proposed ordinance updates would not increase these items. The codes in place to regulate these items would continue to apply to future projects as they were prior to the updates.

- **Proposed measures to avoid or reduce such increases are:**

N/A

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

Likely no impact. The Critical Areas Ordinance and other environmental -related codes would still apply to future projects. No mapped critical areas are present within the CEC zoning district.

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

N/A

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

Minimal impact.

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

Future development will continue to meet energy code standards.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as**

parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No impact. The Critical Areas Ordinance and other environmental -related codes would still apply to shared driveways. No mapped critical areas are present within the CEC zoning district.

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

None.

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

The proposed amendment would add animal shelters as an allowed use to the CEC zoning district, only if operated by a governmental entity. The land within the zone is primarily owned by local government and contains existing facilities that are dedicated to public usage. In this regard, the additional use is compatible with the uses already allowed in the zone.

The addition of animal shelters has the potential to create additional impacts; primarily noise.

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

The language addresses this to the extent currently available in LMC 6.07 which establishes general standards for the development and operation of animal shelters. Future development of an animal shelter would be required to demonstrate adequate noise suppression.

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

The addition of shelters is likely to increase traffic, however the zone is surrounded by, and includes, well developed, city maintained streets.

The expansion of access to Peardale Lane is likely to increase traffic on this road. The ability to access from Peardale is currently limited to Fair activities only; the amended language would allow access for not only fair, but event center and related facilities as well. Future development that would use Peardale for access would need to identify traffic volumes, and provide analysis as to impacts to the city street.

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

Future development that would use Peardale Lane for access would need to identify traffic volumes, and provide analysis as to impacts to the city street. Impacts to public services would continue to be addressed during individual project review and in accordance with City-adopted codes, policies, and procedures.

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

The proposed updates do not appear to conflict with any other local, state, or federal regulations regarding protection of the environment.

Exhibit A: CEC District Area



CHAPTER 19.40
COUNTY EVENT CENTER DISTRICT, CEC

§ 19.40.010. Uses permitted.

In the county event center district, CEC, no building or premises shall be used nor shall any building, structure or property be hereafter erected, altered or utilized except for one or more of the following uses:

- (1) Cowlitz County Fair;
- (2) Special event sales such as, but not limited to, merchandise fairs and warehouse sales, Rotary and other clubs and organization fundraiser sales; provided, each merchandiser or organization is limited to a total of 60 days in any calendar year;
- (3) Special service events such as, but not limited to, veterinary clinics, building and other industry weekends and bicycle safety; provided, that each promoter and/or organization is limited to a total of 60 days in any calendar year;
- (4) Farmers' markets, flea markets and auctions; provided, that each activity does not exceed three days per week;
- (5) Concerts, dances, tournaments, athletic and recreation events, exhibitions, plays, theater, conventions and religious assemblies, motor sports weekend events limited to no more than six events per year;
- (6) Community meetings, seminars, and banquets;
- (7) 4-H, FFA, or similar organizational events, including, but not limited to, meetings, shows and training clinics. For educational purposes only, the activities of these organizations may include the year-round raising of poultry and/or rabbits. No roosters, peacocks or guinea fowl are allowed;
- (8) Rodeo events, animal shows and competitions, and horse racing;
- (9) Circus and carnival events;
- (10) Caretaker's residence per LMC § 19.40.060;
- (11) Governmental service offices; provided said offices are an agency of county government;
- ~~(11)~~ (12) Animal sheltering, when operated by a governmental entity or an operator contracted to a governmental entity, provided the facility is constructed and operated in compliance with LMC 6.07;
- ~~(12)~~ (13) For temporary relocation of persons and property in case of any emergency or disaster;
- ~~(13)~~ (14) Public athletic and recreation facilities;
- ~~(14)~~ (15) Horse boarding;
- ~~(15)~~ (16) Storage of county-owned boats, trailers, materials or equipment; provided said storage is within the confines of a building or fenced security area;

- ~~(16)~~(17) Hotels, motels and recreational vehicle parks;
- ~~(17)~~(18) Transitional housing;
- ~~(18)~~(19) Permanent supportive housing, subject to standards set forth in Chapter 19.22 LMC;
- ~~(19)~~(20) Emergency shelters, subject to standards set forth in LMC § 19.44.110;
- ~~(20)~~(21) Emergency housing, subject to standards set forth in LMC § 19.44.110;
- ~~(21)~~(22) Other uses similar to any of the uses listed in this section as determined by the appeal board of adjustment; and
- ~~(22)~~(23) Wireless communication facilities as permitted in Chapter 16.75 LMC.
(Ord. 2149 § 1, 1983; Ord. 2632 § 2, 1996; Ord. 3240 § 1, 2013; Ord. 3333 § 7, 2016; Ord. 3450 § 6, 2021)

§ 19.40.020. Building site requirements.

In the county event center district, CEC, no building shall be erected or altered in a manner to cause the building to be closer than 25 feet to a fronting or flanking street right-of-way except for construction of an entrance and/or ticket facility. No building shall be erected closer than 60 feet to any property zoned R-2 residential district.
(Ord. 2149 § 1, 1983; Ord. 3240 § 1, 2013)

§ 19.40.030. Yard requirements.

Repealed by Ord. 3240.
(Ord. 2149 § 1, 1983)

§ 19.40.040. Screening requirements.

Every building erected or facility (including parking lots, overflow parking areas and storage areas) constructed which has a common boundary with a lot or plot which is the site for a residential unit shall provide, at the expense of the event center, a screen in the form of a fence, masonry wall or hedge, at least five feet in height, but not exceeding eight feet in height, designed to protect the peace, quiet and repose of the occupants of the adjoining residential units.
(Ord. 2149 § 1, 1983; Ord. 3240 § 1, 2013)

§ 19.40.050. Off-street parking.

Every permitted structure erected or enlarged used for the purposes of assemblage of persons after the effective date of the ordinance codified in this chapter shall provide off-street parking facilities as required by Chapter 19.78 LMC, except such requirements shall not apply to overflow parking needed for high attendance events such as the Cowlitz County Fair.
(Ord. 2149 § 1, 1983; Ord. 3240 § 1, 2013)

§ 19.40.060. Caretaker residence permitted.

A caretaker residence shall be allowed for the purposes of security. The residence shall not be rented or occupied by any party not employed for the purpose of providing security for the fairgrounds.

(Ord. 2149 § 1, 1983; Ord. 3240 § 1, 2013)

§ 19.40.070. Signs.

Signs which serve to identify and advertise the activities of the fairgrounds shall be permitted subject to the following requirements:

- (1) Freestanding signs shall be limited to directional and informational type. One illuminated changeable copy type sign shall be permitted per street frontage except for Peardale Lane; provided said sign does not exceed 15 feet in height;
- (2) No sign shall protrude beyond the highest point of the building to which it is affixed and shall not extend more than five feet from the wall of the building;
- (3) All signs, with the exception of temporary signs for directional and informational purposes, shall be stationary and the support structure shall be of permanent construction and attractive in appearance;
- (4) Except for changeable copy signs addressed in subsection (1) of this section, illuminated signs shall be of constant intensity and color; and
- (5) Signs which restrict the view of adjoining properties or create confusion relative to interpretation of traffic signals shall not be permitted.

(Ord. 2149 § 1, 1983; Ord. 2774, 2000; Ord. 3240 § 1, 2013)

§ 19.40.080. Occupancy requirements.

Prior to commencement of any use or activity identified in LMC § 19.40.010(1), (2), (3), (4), (5), (6), (8), (9), (10) and (12), the fairgrounds manager or his designee shall advise each merchandiser, organization, and/or promoter to check with the city fire marshal for applicable permits and/or inspections. The fairgrounds manager or his designee shall advise the lessee by including the above statement in the lease form(s). It shall be the responsibility of the lessee to comply with applicable fire codes.

(Ord. 2149 § 1, 1983; Ord. 3240 § 1, 2013)

§ 19.40.090. Recreational vehicle parks.

The use of a recreational vehicle park in the CEC district shall be limited so as to provide accommodations for events at the Cowlitz County Event Center or other community events. No recreational vehicle may occupy the park for more than 14 days in any one 30-day period. Except for the limitations given above, recreational vehicle parks are subject to the standards in Chapter 19.65 LMC and approval process given in Chapter 19.90 LMC.

(Ord. 3240 § 1, 2013; Ord. 3395 § 2, 2019)

§ 19.40.100. Peardale Lane access.

Except for Cowlitz County Fair, Event Center, or other related Fair or Event Center facility activities, access to and from Peardale Lane shall be limited to emergency services only. (Ord. 3240 § 1, 2013)

Chapter 3. Housing

Introduction

Housing is a cornerstone of any community – particularly a planned community such as Longview, which was founded on the idea of creating a quality community that offered abundant housing for the workers employed in its primary industry. Today’s housing demand is largely driven by economic conditions and demographics. Demographic characteristics influence market demand with regard to the number of households; their size, composition, and economic ability; and preference for styles and amenities.

Existing Conditions and Trends

Historical Housing Trends

About two thirds (64 percent) of Longview’s housing stock consists of single-family homes, with multi-family units making up less than the remaining third (31 percent). The federal Census Bureau⁵ estimates that 7,465 (47 percent) of the occupied housing units are owner-occupied, and 8,728 (53 percent) are rented. Manufactured homes make up about 11.3 percent of the housing stock, while a small percentage of residents live in recreational vehicles, aboard boats, or in other lodging.

Table 3-1 shows how the type of housing available in Longview has changed over time. Since 2016, the largest growth in housing category has been in 10+ unit multi-family – nearly 20 percent growth. There has only been modest growth in new single-family residences.

Table 3-1. Change in Types of Housing Since 2016 ACS Census

| Structure Type | 2016 ACS | 2020 Census | 2024 ACS | % change (16-24) |
|---|----------|-------------|----------|------------------|
| 1 unit (detached or attached ⁶) | 9,764 | 10,316 | 10,396 | 6.5% |
| 2-4 units | 1,280 | 1,154 | 1,170 | (8.6)% |
| 5-9 units | 834 | 1,017 | 794 | (4.8) |
| 10+ units | 2,247 | 2,663 | 2,690 | 19.7% |
| Manufactured housing | 759 | 762 | 759 | 0% |
| Total | 14,884 | 15,912 | 15,810 | 6.22% |

Source: US Census Bureau, 2016/2020/2024 American Community Survey 5-Year Estimates

As might be expected over the span of 35 years, the number of housing units of all types has increased overall between 1990 and 2025. Just over 1,800 single family housing units have been added since 1990. Multi-

family and manufacture homes have seen an increase in total percentage of housing units in Longview since 1990 as show in Table 3-2.

Table 3-2. Change in Housing Unit Types 1990–2025

| Unit Type | 1990 | % | 2000 | % | 2010 | % | 2020 | % | 2025 (est) | % |
|---------------|--------|-------|--------|-------|--------|-------|--------|-------|------------|-------|
| Single Family | 9,226 | 69.0 | 10,103 | 66.4 | 10,856 | 66.3 | 10,875 | 66 | 11,034 | 65.6 |
| Multi-family | 3,762 | 28.2 | 4,382 | 28.7 | 4,863 | 29.7 | 4,910 | 29.8 | 5,043 | 30 |
| Manufactured | 453 | 2.8 | 740 | 4.9 | 661 | 4.0 | 693 | 4.2 | 725 | 4.4 |
| Total Units | 13,441 | 100.0 | 15,225 | 100.0 | 16,380 | 100.0 | 16,478 | 100.0 | 16,802 | 100.0 |

Source: Postcensal Estimates of April 1 Housing Units, Washington State Office of Financial Management

Population has gone up by 22 percent since 1990, housing units have grown at a rate of 25 percent. This is significantly different from the data reported in the 2019 comprehensive plan update, where housing units grew at a pace slower than the population rate.

Housing Quality

Housing Age

As shown in Table 3-3, the bulk (73 percent) of Longview’s housing stock was built before 1979, with over a quarter built prior to 1949. By comparison, the bulk of housing in Cowlitz County (slightly more than 57 percent) was built between 1950 and 1999; This means that more than three-quarters of Longview’s housing is over or approaching 40 years old.

TABLE 3-3 Comparative Structure Age

| Year Structure Built | Longview | % | Cowlitz County | % |
|-----------------------|----------|--------|----------------|--------|
| Total housing units | 16,966 | | 46,422 | |
| Built 2020 or later | 151 | 0.89% | 640 | 1.38% |
| Built 2010 to 2019 | 321 | 1.89% | 3,547 | 7.64% |
| Built 2000 to 2009 | 1,026 | 6.05% | 5,631 | 12.13% |
| Built 1990 to 1999 | 1,679 | 9.90% | 6,138 | 13.22% |
| Built 1980 to 1989 | 1,353 | 7.97% | 4,095 | 8.82% |
| Built 1970 to 1979 | 3,410 | 20.10% | 7,700 | 16.59% |
| Built 1960 to 1969 | 1,998 | 11.78% | 4,554 | 9.81% |
| Built 1950 to 1959 | 2,365 | 13.94% | 4,242 | 9.14% |
| Built 1940 to 1949 | 1,815 | 10.70% | 3,527 | 7.60% |
| Built 1939 or earlier | 2,848 | 16.79% | 6,348 | 13.67% |

Although the highest percentage of homes in the three comparison groups has two to three bedrooms, the data in Table 3-4 suggest that Longview’s housing supply trends toward smaller homes, which often corresponds with age of the residence.

TABLE 3-4. Comparative Size of Housing (by Bedrooms)

| BEDROOMS | Longview | % | Cowlitz | % |
|---------------------|----------|------|---------|------|
| Total housing units | 16,826 | | 46,422 | |
| No bedroom | 721 | 4.3 | 1,095 | 2.4 |
| 1 bedroom | 2,132 | 12.7 | 4,206 | 9.1 |
| 2 bedrooms | 5,426 | 32.2 | 11,256 | 24.2 |
| 3 bedrooms | 6,458 | 38.4 | 21,283 | 45.8 |
| 4 bedrooms | 1,728 | 10.3 | 6,884 | 14.8 |
| 5 or more bedrooms | 361 | 2.1 | 1,698 | 3.7 |

Home Values

Housing values trend lower in Longview than in other parts of Cowlitz County. Nearly 70 percent of homes are valued between \$200,000 and \$499,999. Longview contains a larger percentage of older homes than Cowlitz County, which could be a reason housing prices are lower in Longview. However, having lower prices with current interest rates and other affordability issues could make Longview a preferred market for first time homebuyers in Cowlitz County.

TABLE 3-5. Concentrations of Housing Valuation

| VALUE | Longview | % | Cowlitz | % |
|------------------------|----------|-------|---------|-------|
| Owner-occupied units | 8,728 | | 29,876 | |
| Less than \$50,000 | 398 | 4.6% | 1,223 | 4.1% |
| \$50,000 to \$99,999 | 110 | 1.3% | 476 | 1.6% |
| \$100,000 to \$149,999 | 151 | 1.7% | 812 | 2.7% |
| \$150,000 to \$199,999 | 295 | 3.4% | 1,137 | 3.8% |
| \$200,000 to \$299,999 | 1,563 | 17.9% | 3,999 | 13.4% |
| \$300,000 to \$499,999 | 5,152 | 59.0% | 14,048 | 47.0% |
| \$500,000 to \$999,999 | 1,023 | 11.7% | 6,908 | 23.1% |
| \$1,000,000 or more | 36 | 0.4% | 1,273 | 4.3% |
| Median value | 361,600 | | 397,500 | |

The federal standard for housing affordability is that a household pays less than 30 percent of its monthly income toward the cost of housing, including utilities; those who pay 30 percent or more in housing costs are considered cost burdened.

In terms of homes with mortgages (Table 3-6), Longview has a higher percentage of housing burdened households than Cowlitz County. The percentage of housing burdened families that have mortgages has increased since this plan was updated in 2019. Since 2019 rental units have seen a decline in housing cost burden. The number of cost burdened households dropped seven percent since 2019.

Table 3-6.

| SELECTED MONTHLY OWNER COSTS AS % OF HOUSEHOLD INCOME¹¹ | Longview | % | Cowlitz | % |
|---|-----------------|----------|----------------|----------|
| Housing units with a mortgage ¹² | 5,663 | | 19,263 | |
| Less than 20.0 percent | 1,955 | 34.5% | 7,643 | 39.7% |
| 20.0 to 24.9 percent | 839 | 14.8% | 2,534 | 13.2% |
| 25.0 to 29.9 percent | 663 | 11.7% | 2,555 | 13.3% |
| 30.0 to 34.9 percent | 496 | 8.8% | 2,035 | 10.6% |
| 35.0 percent or more | 1,710 | 30.2% | 4,496 | 23.3% |
| Cumulative cost burden | | 39% | | 33.9% |

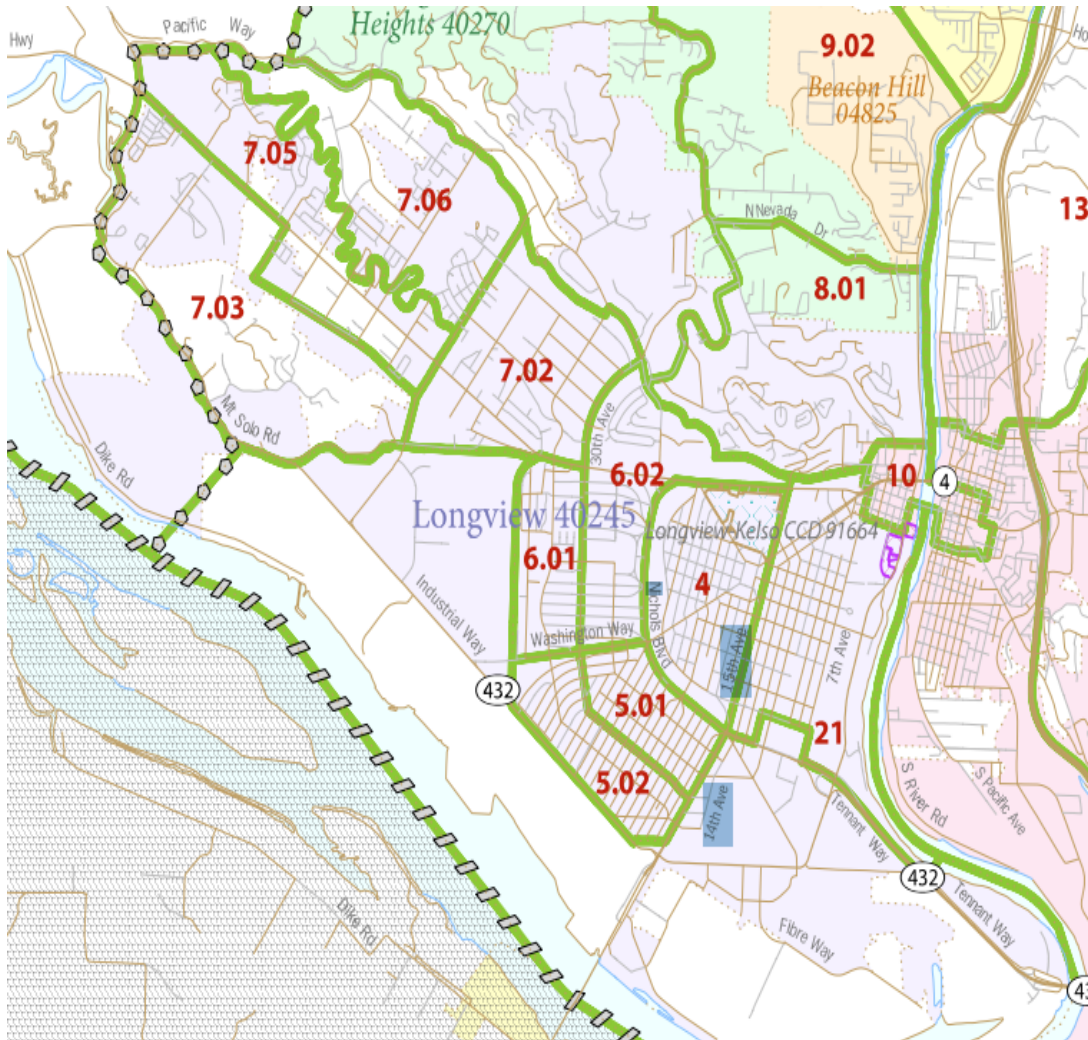
Table 3-7.

| GROSS RENT AS % OF HOUSEHOLD INCOME | Longview | % | Cowlitz | % |
|--|-----------------|----------|----------------|----------|
| Occupied units paying rent ¹³ | 6,846 | | 13,276 | |
| Less than 15.0 percent | 637 | 9.3% | 1,247 | 9.4% |
| 15.0 to 19.9 percent | 704 | 10.3% | 1,547 | 11.7% |
| 20.0 to 24.9 percent | 904 | 13.2% | 1,888 | 14.2% |
| 25.0 to 29.9 percent | 886 | 12.9% | 2,048 | 15.4% |
| 30.0 to 34.9 percent | 417 | 6.1% | 1,091 | 8.2% |
| 35.0 percent or more | 3,298 | 48.2% | 5,455 | 41.1% |
| Cumulative cost burden | | 54.3% | | 49.3% |

Housing Conditions by Area

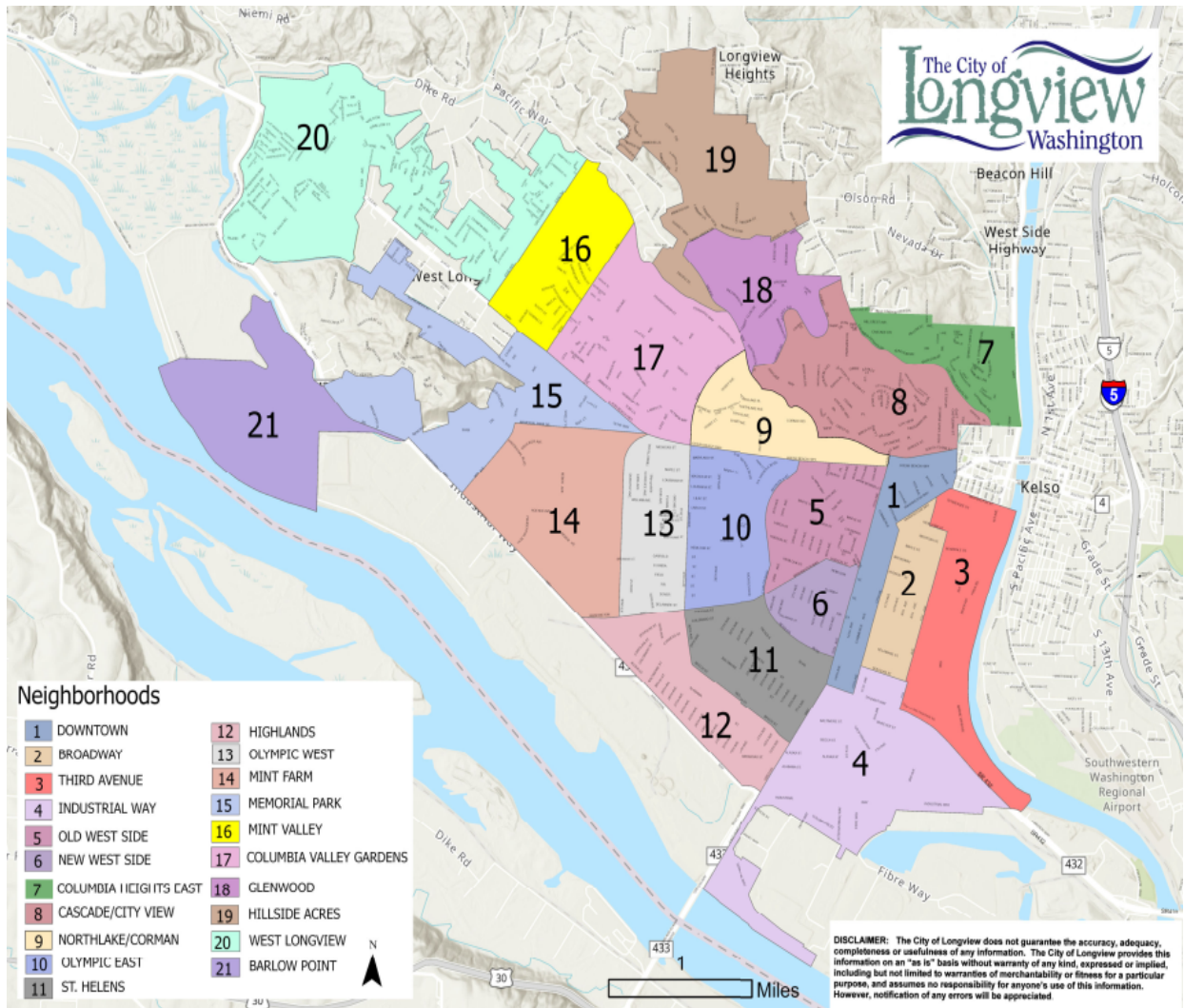
Neighborhood revitalization was cited as the highest priority for future development in Longview, according to a 2004 citizen survey. Housing conditions were analyzed using federal Census Bureau¹⁴ data to determine locations where housing stock is over 50 years old (built prior to 1970). Aging housing stock is not solely a desirability issue but can also indicate the need for significant rehabilitation. Such homes may never have been updated for energy efficiency or upgraded fire codes and are more likely to contain hazardous materials such as lead-based paint and asbestos.

Figure 3-4. Census Tracts



Census tracts and identified neighborhoods don't neatly align. Their correspondence may be seen by comparing Figure 3-4 with Figure 3-5.

Figure 3-5. Neighborhoods



Housing Supply and Affordability

Owned Housing Supply

Housing supply is typically measured in the number of months it would take to sell all the homes currently available for sale, if no new listings were added. A four- to six-month supply is considered normal or desirable. Statewide, there was a two-month supply of homes on the market at the end of the first quarter of 2025. This describes a relatively tight housing market. Within Cowlitz County, the situation was not much better, with only 2.3 months' supply of housing. Housing supply was most constrained at the higher end of the spectrum, with a little more than a month's supply available. See Table 3-9.

Table 3-9. Months of Housing Supply Available, by Housing Price

| Period/Area | Under \$80,000 | \$80,000 to \$159,000 | \$160,000 to \$249,000 | \$250,000 to \$499,999 | \$500,000 and above | Total Market |
|------------------------------|----------------|-----------------------|------------------------|------------------------|---------------------|--------------|
| 1 st Quarter 2024 | | | | | | |
| Cowlitz County | NA | NA | 2.1 | 1.1 | 4.4 | 1.8 |
| Washington State | 2.9 | 2.2 | 2.1 | 1.7 | 2.1 | 2 |
| 1 st Quarter 2025 | | | | | | |
| Cowlitz County | NA | NA | NA | 2.2 | 3.0 | 2.3 |
| Washington State | 6.6 | 3.4 | 2.3 | 2.1 | 2.6 | 2.6 |

Source: Runstad Center for Real Estate Studies, UW

Rental Housing Supply

The availability of rental units is measured by the rental vacancy rate. The Washington Center for Real Estate Research found that 3.4 percent of the rental units (91 units) in Cowlitz County were vacant in Quarter 1 of 2026 (Table 3-10). This survey is conducted from a sample of rental properties with 20 or more units so would exclude a significant portion of Longview’s single-family or small multi-family rental stock. The countywide vacancy rate for one-bedroom units is significantly lower, at 2.2 percent; two-bedroom units were at 3.9 percent.

Table 3-10. Vacancy Rate by Rental Type

| | Avg. Size | Avg. Rent | Units Surveyed | Units Vacant | % Vacant |
|-----------------------------|-----------|-----------|----------------|--------------|----------|
| Overall (All Units) | | | | | |
| Cowlitz | 819 sf | \$1,205 | 2,654 | 91 | 3.4 |
| State | 821 | \$1,868 | 549,734 | 31,796 | 5.8 |
| 1-Bedroom Units Only | | | | | |
| Cowlitz | 624 | \$1,041 | 682 | 15 | 2.2 |
| State | 676sf | \$1,759 | 213,930 | 12,209 | 5.7 |
| 2-Bedroom/1 Bath Units Only | | | | | |
| Cowlitz | 895sf | \$1,289 | 1,353 | 53 | 3.9 |
| State | 965sf | \$2,000 | 215,412 | 12,321 | 5.7 |

Source: Washington Center for Real Estate Research, Runstad Center for Real Estate Studies

Land Consumption and Growth Patterns

Longview has experienced relatively modest growth in recent decades. The city’s boom growth occurred between 1940 and 1970 (Table 3-12). Growth has dropped off considerably since that time, particularly in the 1980-1990 timeframe, although the city’s population does continue to increase. According to the OFM the city dropped from 32nd to 33rd in population from 2020-2025.

Table 3-12. Historic Population Growth

| Census | 1930 | 1940 | 1950 | 1960 | 1970 | 1980 | 1990 | 2000 | 2010 | 2020 |
|------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 10,652 | 12,385 | 20,339 | 23,349 | 28,373 | 31,052 | 31,499 | 34,660 | 36,648 | 37,818 |
| % change | --- | 16.3 | 64.2 | 14.8 | 21.5 | 9.5 | 1.4 | 10.0 | 5.7 | 3.2 |

The city’s most robust growth occurred between 1940 and 1950 and has since been more modest, with an upward spike during the 1970s followed by a significant drop-in growth rate through 1990. The 2006 comprehensive plan was developed using an annual compounded growth rate of one percent applied over the plan’s 20-year horizon. The 2005 population of Longview and the surrounding planning area was estimated at 39,684 people, projected to grow to 48,422 by 2025. This assumed level of growth is not supported by the decennial census in 2010 nor state growth estimates since that time.

The prior growth rate assumption is represented as the *high-growth* scenario in this comparative table, which uses the 2025 OFM estimate as a starting point (Table 3-14). For the purposes of the current plan update, it would be more realistic to assume a conservative growth rate reflecting no more than the “medium growth” scenario of 0.5 percent per annum. This would result in an additional 3,000 residents by 2040.

Table 3-14. Comparative Growth Scenarios

| | 2025 | 2030 | 2035 | 2040 |
|--|--------|--------|--------|--------|
| High Growth (1.00%) | 40,567 | 42,595 | 44,725 | 46,961 |
| RECOMMENDED SCENARIO Medium Growth (0.5%) | 39,025 | 40,001 | 41,001 | 42,026 |
| Low Growth (0.25%) | 38,074 | 38,360 | 38,648 | 38,938 |

Housing growth projections through 2040 are based on the assumption that existing population trends continue. It creates an “as-is” baseline scenario of what the future will bring. Concerted public interventions such as policies/regulations, economic and community development initiatives, and capital investments can influence the actual outcome. The entry or exit of major employers in the community can also substantially influence the actual outcome. Intervening plan updates should reassess conditions contributing to growth.

Future Population and Housing Allocations

The table below shows projections of housing needs for the Longview/Kelso area in 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 of 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 3-15: 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 |

There is a large need for supportive housing for supportive housing units in Longview. The City is reviewing the STEP housing ordinance as part of the Comprehensive Plan update as well. The STEP housing ordinance requires cities to plan for Shelter, Transitional housing, Emergency housing, and Permanent supportive housing to improve access to vulnerable populations.

The city currently has enough emergency shelter space and provides severe weather shelter during the winter months to protect the unsheltered population. There are several organizations that provide transitional housing within the Longview/Kelso area. The City has also seen a large increase in supportive housing for individuals with disabilities and adult family homes in the area.

Housing Affordability

Home Prices

The Washington Center for Real Estate Research(WCER) provide several tools to track housing costs, apartment rents, and buyer information. WCER provide interactive dashboards for jurisdictions throughout the state if the population is over 10,000 people. According to the WCER the median home price in Longview in 2026 is \$352,500. The last time the Consolidated Plan was updated the median home price was 222,000 according to the WCER. That is nearly 59% increase in just seven years. However, the number of first time homebuyers in Longview is almost in lockstep with the City of Vancouver, showing that the market is affordable to families in our area.

With the cost of home prices, the need for development of affordable housing continues. The local housing authorities have completed two developments within the last two years. The Longview Housing Authority is planning to move forward with production of 74 units. The city

will continue to support the construction of more affordable and supportive housing.

Consolidated Plan

The City of Longview 2024-2029 Consolidated Housing and Community Development Plan (“consolidated plan”) is required by the federal Department of Housing and Urban Development (HUD) in order for the City to receive federal monetary assistance through HUD. The plan is a comprehensive strategy developed that addresses affordable housing and community development needs present within the Kelso/Longview consortium area. Program goals, established by law, include provision of decent, affordable housing; achieving a suitable living environment; and expanding economic opportunity.

As part of the planning process, the consolidated plan assesses the housing needs, including affordable housing needs, public housing needs, homeless needs, lead-based paint concerns, fair housing concerns, identification of barriers to affordable housing, and community and economic development needs. It also contains a housing market analysis that examines significant characteristics of the local housing market, including supply, demand, condition and cost of housing, as well as the housing stock available to serve persons with disabilities and HIV/AIDS, and their families. Land-use issues related to housing within the consolidated plan include:

- There is not a sufficient number of units that are affordable to people who are at 0-30 percent of the median household income.
- Relating to earlier discussion in this chapter, the consolidated plan finds that there are extensive housing rehabilitation needs for both owner-occupied and rental units. Neighborhood input during the planning process emphasized the need for housing repairs, especially for low-income homeowners who have deferred maintenance and need weatherization help to hold down energy costs.

The consolidated plan notes that for apartment owners in particular, the expectation of higher rents may make it attractive for owners to participate in a rental rehabilitation program and will also help to preserve existing housing stock.

- Housing inadequacies are geographically concentrated and besides housing age, correlate to high poverty, low household income, and low ownership rates. A high percentage of single-family households with the lowest percentage of median income are burdened the hardest by overcrowding; cost burdens are disproportionately upon seniors.

The consolidated plan spotlights the following “strategic opportunities”:

- Development of downtown housing is commonly viewed as an opportunity to enhance downtown vitality. Conversion of upper-story commercial units to apartments offers potential, while serving to renovate some older structures. The lack of Fire Department Connections throughout downtown makes second story development difficult and costly

for property owners.

- The Highlands neighborhood has been a targeted area since 2009, with many accomplishments having been made. Building upon those successes would be a good foundation for a more strategic approach to neighborhood revitalization. Targeted housing rehabilitation would be particularly beneficial in making a visible difference that may motivate other property owners to follow suit. Much of the housing is rental stock but needs visible improvement. Families live in crowded units that have deferred maintenance issues. Older homeowners are unable to care for their units and may be financially unable to afford improvements.

Housing Goals and Policies

Housing Supply and Availability

- | | |
|----------------------|---|
| Goal HO-A | Promote balanced growth that will accommodate Longview’s projected population and meet a variety of housing needs. |
| Policy HO-A.1.1 | Encourage appropriate housing options in the downtown core and neighborhood commercial districts that will complement and expand existing markets. |
| Policy HO-A.1.2 | Promote innovative land use techniques such as zero lot-line development, cluster housing, cottage housing, and accessory dwelling units, that are compatible with community character. |
| Policy HO-A.1.3 | Increase the supply of quality housing stock and encourage a range of housing options that meet the demand for various types of housing (low-to- high density, rented/owned, etc.). |
| Policy HO-A.1.4 | Promote efficient use of land and infrastructure by encouraging infill development in neighborhoods and redevelopment activities. |
| Policy HO-A.1.5 | Extend utilities to adjoining areas where urban-scale development is imminent. |
| Goal HO-B | Promote safe, healthy, environmentally sound, and accessible housing for all economic segments of the population. |
| Policy HO-B.1.1 | Support Continuum of Care homeless planning efforts geared toward providing a continuum of housing choices that allows families and individuals to progress toward independence. |
| Policy HO-B.1.2 | Recognize the need for supportive housing environments and support appropriate siting of facilities. |

Neighborhood Quality

- Goal HO-C** Promote housing and neighborhoods that support thriving communities.
- Policy HO-C.1.1 Foster high-quality development and redevelopment that respects natural features, the built environment, and existing neighborhoods.
 - Policy HO-C.1.2 Encourage affordable housing locations near employment centers, transit, and public facilities.
 - Policy HO-C.1.3 Provide pedestrian and automotive connectivity between neighborhoods and elsewhere within Longview. Connect neighborhoods with schools, community facilities, shopping, and the downtown core.
 - Policy HO-C.1.4 Foster ongoing dialogue between City government and neighborhoods, encourage formation of neighborhood organizations, and support projects and programs for neighborhood improvement.
- Goal HO-D** Promote social equity in housing by encouraging mixed income and mixed generational neighborhoods.
- Policy HO-D.1.1 Promote socio-economic diversity through distribution of affordable housing opportunities throughout the city.
- Goal HO-E** Facilitate lifecycle neighborhoods and community stability by providing for alternative living arrangements such as accessory dwelling units (ADUs), shared housing, cohousing, and smaller housing types; and by encouraging infill.
- Policy HO-E.1.1 Promote and expand the use of accessory dwelling units to meet housing needs.
 - Policy HO-E.1.2 Encourage alternative housing and ownership models that will address shifting demographics and unmet needs for affordable housing options, such as accessory units, cottage housing, and cohousing.

Housing Affordability

- Goal HO-F** Reduce barriers to access to civic, educational, economic, and social opportunities for low-income and special needs populations.
- Policy HO-F.1.1 Promote preservation of the existing housing stock, giving a high priority to affordable housing units.
 - Policy HO-F.1.2 Examine methods of stimulating affordable housing production through development fees and permitting processes.

- Policy HO-F.1.3 Support property tax reductions for affordable housing by expanding tax exemptions or credits for owners of lower income housing and supporting other tax reductions or incentives for the development of affordable housing.
- Policy HO-F.1.4 Promote local inclusionary zoning requirements for affordable housing or voluntary programs with density bonuses and other incentives for developers.
- Policy HO-F.1.5 Target public funds dedicated for housing, community and neighborhood improvement using a strategic approach to maximize leverage of private investment.
- Policy HO-F.1.6 Extend support for the continuation of housing programs and the development of new approaches that help meet low-income housing needs.

Chapter 3. Housing

Introduction

Housing is a cornerstone of any community – particularly a planned community such as Longview, which was founded on the idea of creating a quality community that offered abundant housing for the workers employed in its primary industry. Today’s housing demand is largely driven by economic conditions and demographics. Demographic characteristics influence market demand with regard to the number of households; their size, composition, and economic ability; and preference for styles and amenities.

Existing Conditions and Trends

Historical Housing Trends

About two thirds (645 percent) of Longview’s housing stock consists of single-family homes, with multi-family units making up less than the remaining third (310 percent). The federal Census Bureau⁵ estimates that 7,4658,025 (4754 percent) of the occupied housing units are owner-occupied, and 8,7286,860 (5346 percent) are rented. Manufactured homes make up about 11.34.7 percent of the housing stock, while a small percentage of residents live in recreational vehicles, aboard boats, or in other lodging.

Table 3-1 shows how the type of housing available in Longview has changed over time. Since 201600, the largest growth in housing category has been in 10+ unit small multi-family – nearly over 2045 percent growth in two- to four-unit residences. Meanwhile, multi-family residences of between five and 19 units have decreased by a little more than five percent. There has only been modest growth in new single-family residences.

Table 3-1. Change in Types of Housing Since 2016 ACS00 Census

| Structure Type | 2016 ACS | 2020 Census | 2024 ACS | % change (1600-2416) |
|---|----------|-------------|----------|----------------------|
| 1 unit (detached or attached ⁶) | 9,764 | 10,316 | 10,396 | 6.54.5% |
| 2-4 units | 1,280 | 1,154 | 6051,170 | (8.6)45.8% |
| 5-9 units | 834 | 1,017 | 1,360794 | (4.8)(5.2%) |
| 10+ units | 2,247 | 2,663 | 2,690 | 15.719.7% |
| Manufactured housing | 759 | 762 | 759 | 11.30% |
| Total | 14,884 | 15,912 | 15,810 | 7.06.22% |

Source: US Census Bureau, 2016/2020/2024 American Community Survey 5-Year Estimates

As might be expected over the span of 35 years, the number of housing units of all types has increased overall between 199080 and 202515. Just over 1,800 single family housing units have been added since 1990. Multi-family and manufacture homes have seen an increase in total percentage of housing units in Longview since 1990 as show in Table 3-2. Over 2,000 single-family, 1,000 multi-family, and 350 manufactured units have been added to the housing inventory. At the same time, the inventory has shifted from fully 75 percent single-family in 1970 (not shown in Table 3-2 below, but which was included in the 2006 comprehensive plan update), to single-family units making up only about two thirds of the housing stock today, versus multi-family and manufactured homes. While multi-family housing now comprises about 30 percent of the inventory, it was closer to 20 percent in 1970.

Table 3-2. Change in Housing Unit Types 199080–202517

| Unit Type | 19901980 | %% | 20001990 | %% | 20102000 | %% | 20102020 | % | 20172025 (est) | % |
|---------------|--------------|-----------|--------------|-----------|---------------|-----------|--------------|--------|----------------|----------|
| Single Family | 9,2268,985 | 69.068.5 | 10,1039,226 | 66.469.0 | 10,85610,0103 | 66.366.4 | 10,85610,875 | 66.366 | 10,98611,034 | 66.265.6 |
| Multi-family | 3,7623,825 | 28.229.2 | 4,3823,762 | 28.728.2 | 4,8634,382 | 29.728.7 | 4,8634,910 | 29.87 | 4,9125,043 | 29.630 |
| Manufactured | 453308 | 2.82.3 | 740453 | 4.92.8 | 661740 | 4.04.9 | 661693 | 4.04.2 | 691725 | 4.24.4 |
| Total Units | 13,44113,118 | 100.040.0 | 15,22513,441 | 100.040.0 | 16,38015,225 | 100.040.0 | 16,38016,478 | 100.0 | 16,58916,802 | 100.0 |

Source: Postcensal Estimates of April 1 Housing Units, Washington State Office of Financial Management

Population has gone up by 228 percent since 199080, but housing units have grown at a slower rate of 256.5 percent. This is significantly different from the data reported in the 201906 comprehensive plan update, where housing units grew at a pace slower more than twice the population rate. The overall slowdown of home building in Longview since the 1970s accounts for this decline.

⁶ According to Census Bureau definitions, “detached” is a standard, standalone home; while “attached” is a single-unit structure that has one or more walls extending from ground to roof that separate it from adjoining structures (as distinguished from what might typically be known as a duplex). Row houses are a common example of attached 1-unit dwellings.

Consumer Housing Choices

Some communities where growth pressures have limited both availability and affordability of housing use a “jobs/housing” ratio as a planning goal. While there is no absolute standard for setting such a ratio, an accepted rule of thumb is typically 1:1—generally known as “jobs/housing balance.” The jobs-housing ratio is a measure of housing availability against employment availability in a given area. The target ratio is based on a goal of having one job for each resident in the workforce living in the community. The ratio describes whether a community is a net importer of workers who commute in to work, or a net exporter of workers who spend their days elsewhere. Jobs/housing balance was a popular planning theory in the 1990s, also featured in the 2006 comprehensive plan update.

However, this approach doesn’t accommodate the finer points of consumer decision-making about where to live. People make such decisions for a myriad of reasons, many of them reflecting personal circumstances and not simply housing availability and proximity to work. For instance, if one member of a couple living in “Community A” works in “Community B,” the couple could then decide to live in A or B, somewhere in between, or potentially somewhere else entirely. Some people make housing decisions based on proximity to family, church, or other such situational factors. Renters and buyers alike tend to shop first for the right neighborhood, then for the housing unit. It’s difficult to capture such variables when calculating jobs/housing balance.

Today, the availability of “workforce housing” seems to have eclipsed jobs/housing balance as a fundamental planning consideration. Generally, this relates to the availability of housing that is affordable to working families. Even if the housing inventory is adequate to meet demand, is it diversified among housing types (single-family, multi-family, etc.) to meet demand; and is it similarly diversified between owned and rental housing? And, is the housing stock desirable?

Cowlitz County is often cited as a desirable housing market to handle “overflow” demand from the more robust Vancouver/Portland job market. At the same time, the northern limit of the Vancouver/Portland commute shed appears to extend as far as the Woodland area. Woodland has seen a spate of new housing development to serve this demand that has not been replicated in Longview. While there is undoubtedly commuter exchange occurring, there does not appear to be the same housing demand that the Woodland area enjoys.

Housing Quality

Housing Age

As shown in Table 3-3, the bulk (77 percent) of Longview’s housing stock was built before 1979, with over a quarter built prior to 1949. By comparison, the bulk of housing in Cowlitz County (slightly more than 65 percent) was built between 1950 and 1999; ~~Clark County, included as a comparable because of the market proximity, had over 83 percent built between 1960 and 2009.~~ This means that more than three-quarters of Longview’s housing is over or approaching 40 years old, while Cowlitz, as a whole, and Clark counties have a larger supply of newer homes. ~~Over 20 percent of Clark’s housing stock has been built since 2000.~~

TABLE 3-3. Comparative Age of Housing

| YEAR STRUCTURE BUILT | Longview | % | Cowlitz ⁷ | % | Clark | % |
|---------------------------------------|----------|-------|----------------------|-------|---------|-------|
| Total housing units | 16,277 | | 43,519 | | 172,874 | |
| Built 2014 or later | 0 | --- | 143 | 3.3% | 1,542 | 0.9% |
| Built 2010 to 2013 | 55 | 3.0% | 362 | 8.3% | 4,485 | 2.6% |
| Built 2000 to 2009 | 944 | 5.8% | 5,373 | 12.4% | 34,597 | 20.0% |
| Built 1990 to 1999 | 1,580 | 9.7% | 7,005 | 16.1% | 45,249 | 26.2% |
| Built 1980 to 1989 | 1,166 | 7.2% | 3,636 | 8.4% | 21,328 | 12.3% |
| Built 1970 to 1979 | 3,307 | 20.3% | 7,743 | 17.8% | 31,174 | 18.0% |
| Built 1960 to 1969 | 2,353 | 14.5% | 5,043 | 11.6% | 12,626 | 7.3% |
| Built 1950 to 1959 | 2,407 | 14.8% | 4,860 | 11.2% | 8,436 | 4.9% |
| Built 1940 to 1949 | 1,940 | 11.9% | 3,604 | 8.3% | 5,583 | 3.2% |
| Built 1939 or earlier | 2,525 | 15.5% | 5,750 | 13.2% | 7,854 | 4.5% |
| Highest construction era (cumulative) | | 77.0% | | 65.1% | | 83.8% |

With an extraordinarily large percentage of Longview’s housing inventory going back to the 1970s and earlier, the availability of newer housing with contemporary amenities in southern Cowlitz and Clark counties may also influence the Longview market. Someone with ready transportation who works in Longview may find the housing in Woodland more desirable and decide to commute—again regardless of the balance of jobs and housing within Longview.

Beyond just housing availability and affordability, the availability of *desirable* housing in a community can also be a consideration for major employers in deciding where to site their facilities. If a particular market lacks housing that is viewed as adequate to both the labor⁸ and executive levels that a large worksite would employ, that employer may choose to go elsewhere. This could hamper economic development in a community with predominately older housing stock.

Although the highest percentage of homes in the three comparison groups has two to three bedrooms, the data in Table 3-4 suggest that Longview’s housing supply trends toward smaller homes, which often corresponds with age of the residence. More than twice the percentage of homes in Longview are studios (shown as “no bedroom”) compared to Clark. Longview has close to twice the percentage of two-bedroom units that Clark does, while Clark has a higher percentage of three- and four-bedroom homes, and more than twice the percentage of 5+-bedroom homes. This suggests a more contemporary housing stock suitable to families.

⁷ Cowlitz data encompasses both unincorporated and incorporated areas, including Longview. All tables are compiled from U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates. Numbers may not add to 100 percent due to variations in the census data and rounding.

⁸ Another consideration is the availability of adequate housing to serve a temporary workforce that may not live permanently in the area, but may be

present for a protracted period of time while major facilities are being constructed.

TABLE 3-4. Comparative Size of Housing (by Bedrooms)

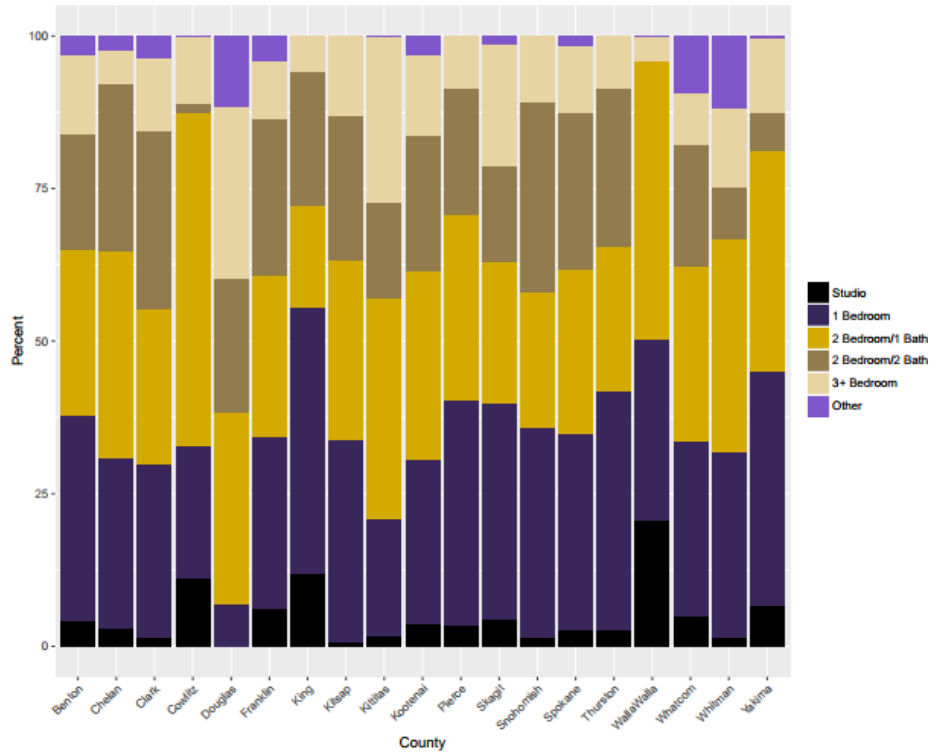
| BEDROOMS | Longview | % | Cowlitz | % |
|---------------------|------------------------------|-----------------------------|---------------------------------|-----------------------------|
| Total housing units | <u>46,277,161</u> <u>826</u> | | <u>46,422,43,</u> <u>519</u> | |
| No bedroom | <u>721,509</u> | <u>4.33.4%</u> | <u>1,095,757</u> | <u>2.41.7%</u> |
| 1 bedroom | <u>2,132,2,042</u> | <u>12.742.</u> <u>4%</u> | <u>4,206,3,555</u> | <u>9.18.2%</u> |
| 2 bedrooms | <u>5,426,5,204</u> | <u>32.240.</u> <u>0%</u> | <u>11,256,11,</u> <u>693</u> | <u>24.226.</u> <u>9%</u> |
| 3 bedrooms | <u>6,458,6,436</u> | <u>38.439.</u> <u>5%</u> | <u>21,283,19,</u> <u>532</u> | <u>45.844.</u> <u>9%</u> |
| 4 bedrooms | <u>1,728,1,789</u> | <u>10.314.</u> <u>0%</u> | <u>6,884,6,295</u> | <u>14.814.</u> <u>5%</u> |
| 5 or more bedrooms | <u>361,327</u> | <u>2.12.0%</u> | <u>1,698,4,687</u> | <u>3.73.9%</u> |

Specific to multi-family units and aggregated at the countywide level, the local disparity in unit types is displayed in Figure 3-1⁹. Clearly, Cowlitz County overall has the lowest percentage of two-bedroom, two-bath units from among surveyed counties; meanwhile, it has the largest share of two-bedroom units that have only a single bath. It also has a fairly large percentage of studio units.

⁹ Washington Apartment Market, Fall 2017. Washington Center for Real Estate Research, Runstad Center for Real Estate Studies, College of Built Environments, University of Washington. <<http://realestate.washington.edu/wp-content/uploads/2017/05/fall-2017.pdf>> Accessed December 27, 2017.

Figure 3-1.

Composition of Apartment Market
Selected Washington Communities, September 2017



Home Values

Housing values trend lower in Longview than in either Cowlitz as a whole or in Clark than in other parts of Cowlitz County. Over Nearly 70 percent of homes are valued between \$200,000-400,000 and \$4299,999. Longview contains a larger percentage of older homes than Cowlitz County, which could be a reason housing prices are lower in Longview. However having lower prices with current interest rates and other affordability issues, this could make Longview a preferred market for first time homebuyers in Cowlitz County. (see highlighted value clusters in Table 3-5). The same value cluster is seen in Cowlitz as a whole, but at a lesser cumulative percentage, just over 65 percent. Over three-quarters of the homes in Clark are valued between \$150,000 and \$499,999, with the highest percentage of any of the jurisdictions (34.2 percent) valued between \$200,000 and \$299,999—over 14 percent more than the same valuation in Longview. At the same time, more than double the percentage of Longview units are valued at under \$50,000, with more than four times the percentage of units valued at \$50,000 to \$99,999. This suggests older, outmoded, and/or poor-quality housing stock and is reflected in the median housing value.

TABLE 3-5. Concentrations of Housing Valuation

| VALUE | Longview | % | Cowlitz | % |
|------------------------|------------------|--------------|-------------------|--------------|
| Owner-occupied units | <u>8,728,025</u> | | <u>29,876,107</u> | |
| Less than \$50,000 | <u>398,868</u> | <u>4.6%</u> | <u>1,223,161</u> | <u>4.1%</u> |
| \$50,000 to \$99,999 | <u>110,766</u> | <u>1.3%</u> | <u>476,230</u> | <u>1.6%</u> |
| \$100,000 to \$149,999 | <u>1,514,843</u> | <u>1.7%</u> | <u>812,697</u> | <u>2.7%</u> |
| \$150,000 to \$199,999 | <u>295,249</u> | <u>3.4%</u> | <u>1,137,210</u> | <u>3.8%</u> |
| \$200,000 to \$299,999 | <u>1,563,615</u> | <u>17.9%</u> | <u>3,996,098</u> | <u>13.4%</u> |
| \$300,000 to \$499,999 | <u>515,263</u> | <u>5.9%</u> | <u>14,048,385</u> | <u>47.0%</u> |
| \$500,000 to \$999,999 | <u>1,023,89</u> | <u>11.7%</u> | <u>6,908,689</u> | <u>23.1%</u> |
| \$1,000,000 or more | <u>364</u> | <u>0.4%</u> | <u>1,273,94</u> | <u>4.3%</u> |
| Median value | <u>361,600</u> | | <u>397,500</u> | |

In turn, diminishing valuations can affect the property tax rate for which individual property owners are responsible. Washington has a budget-based property tax system. No matter what the assessed valuation, the bottom line (collected revenues to fulfill a budget) remains the same. The assessor adds together all of the local taxing districts' yearly budgets and divides that amount by the value of all property in within the taxing boundaries, then assigns a set tax per thousand dollars of value so that enough money is generated to cover the annual budgets of each taxing district. Declining assessed values fall do not reduce the taxing districts' budgets, which stay the same. Instead, declining valuations translate into a higher levy rate upon all properties. Figures 3-2 and 3-3¹⁰ illustrate this process. The first figure depicts assessed valuation based on higher-value homes, while the second depicts the same homes with a lesser valuation; the tax budget remains the same, resulting in a higher tax rate upon each unit.

¹⁰ Source: Klickitat County Assessor

Figure 3-2. Assessed Valuation on \$250K Homes

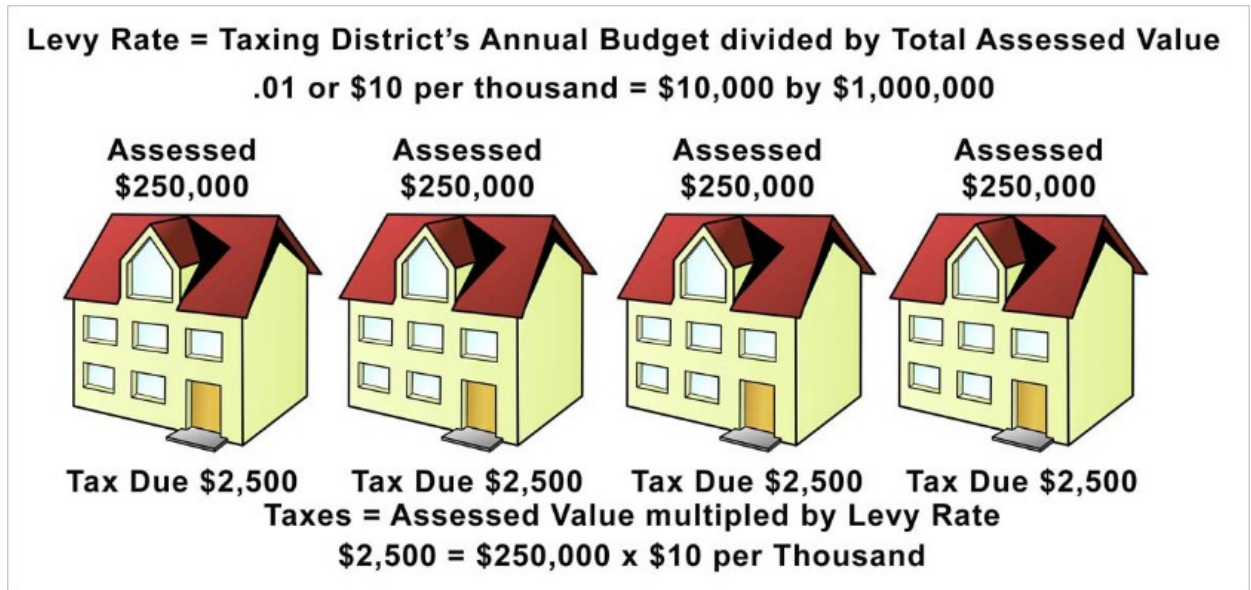
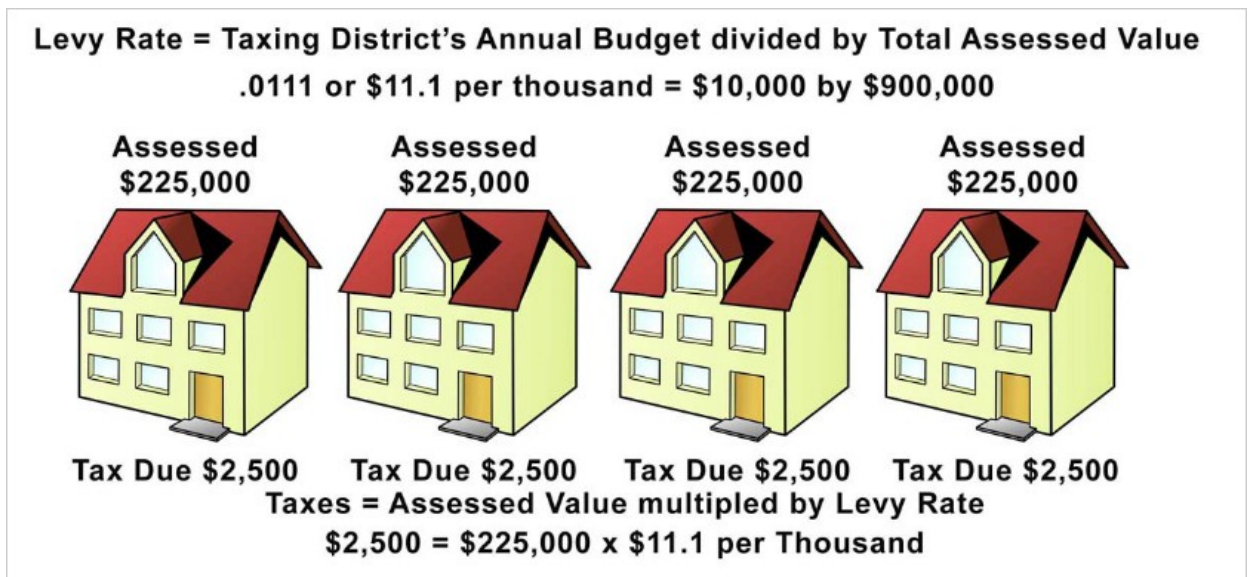


Figure 3-3. Assessed Valuation on Same Homes at \$225K



~~Add to this housing costs that are not dramatically different from neighboring jurisdictions like Clark, that have more housing that is newer and larger.~~ The federal standard for housing affordability is that a household pays less than 30 percent of its monthly income toward the cost of housing, including utilities; those who pay 30 percent or more in housing costs are considered to be low income.

In terms of homes with mortgages (Table 3-6), Longview has a lower percentage of housing burdened households than Cowlitz County. The percentage of housing burdened families that have mortgages has increased since this plan was updated in 2019. Since 2019 rental units have a seen a decline in housing cost burden. The amount of cost burdened households dropped seven percent since 2019. Longview has seven percent more low-income households than Clark, but that skyrockets to fully two-thirds of renters, compared to under 50 percent in Clark. More than half of Longview’s rental households (Table 3-7) pay more than 35 percent of their income toward housing alone. When compounded with the cost of utilities to service the rental unit, that percentage creeps even higher.

Table 3-6.

| SELECTED MONTHLY OWNER COSTS AS % OF HOUSEHOLD INCOME ¹¹ | | | | |
|--|-------------------|---------------|-------------------------|------------|
| | Longview | % | Cowlitz | % |
| Housing units with a mortgage ¹² | <u>5,6634,762</u> | | <u>19,2634</u> 6,814 | |
| Less than 20.0 percent | <u>1,9551,664</u> | 34.59% | <u>7,6436,5</u> 52 | 39.70% |
| 20.0 to 24.9 percent | <u>839820</u> | 14.817.2 % | <u>2,5343,4</u> 45 | 13.218.7% |
| 25.0 to 29.9 percent | <u>663482</u> | 11.70.1% | <u>2,5554,8</u> 29 | 10.9713.3% |
| 30.0 to 34.9 percent | <u>496478</u> | 10.08.8% | <u>2,0354,2</u> 98 | 7.710.6% |
| 35.0 percent or more | <u>1,7104,348</u> | 27.730.2 % | <u>4,4963,9</u> 87 | 23.37% |
| Cumulative low income | | 37.739% | | 31.4%33.9% |

Table 3-7.

| GROSS RENT AS % OF HOUSEHOLD INCOME | | | | |
|--|-------------------|--------------------|-------------------------|----------------|
| | Longview | % | Cowlitz | % |
| Occupied units paying rent ¹³ | <u>6,8466,560</u> | | <u>13,27642</u> ,777 | |
| Less than 15.0 percent | <u>637458</u> | 9.3%7. 0% | <u>1,2471,3</u> 40 | 9.4%10. 3% |
| 15.0 to 19.9 percent | <u>704760</u> | 10.3 %11.6 % | <u>1,5471,4</u> 09 | 11.7%4 4.0% |
| 20.0 to 24.9 percent | <u>904669</u> | 13.2 %10.2 % | <u>1,8884,5</u> 22 | 14.2%4 4.9% |
| 25.0 to 29.9 percent | <u>886664</u> | 12.9 %10.4 % | <u>2,0481,4</u> 44 | 15.4%4 4.1% |
| 30.0 to 34.9 percent | <u>417592</u> | 6.1%9. 0% | <u>1,0911,3</u> 32 | 8.2%10. 4% |
| 35.0 percent or more | <u>3,2983,447</u> | 48.2 | <u>5,4555,7</u> | 41.1%4 |

| | | | |
|-----------------------|--------------|----|---------------|
| | %52.1 % | 90 | 5.3% |
| Cumulative low income | 5461.3 1% | | 55.749.3 % |

¹¹ Includes mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees

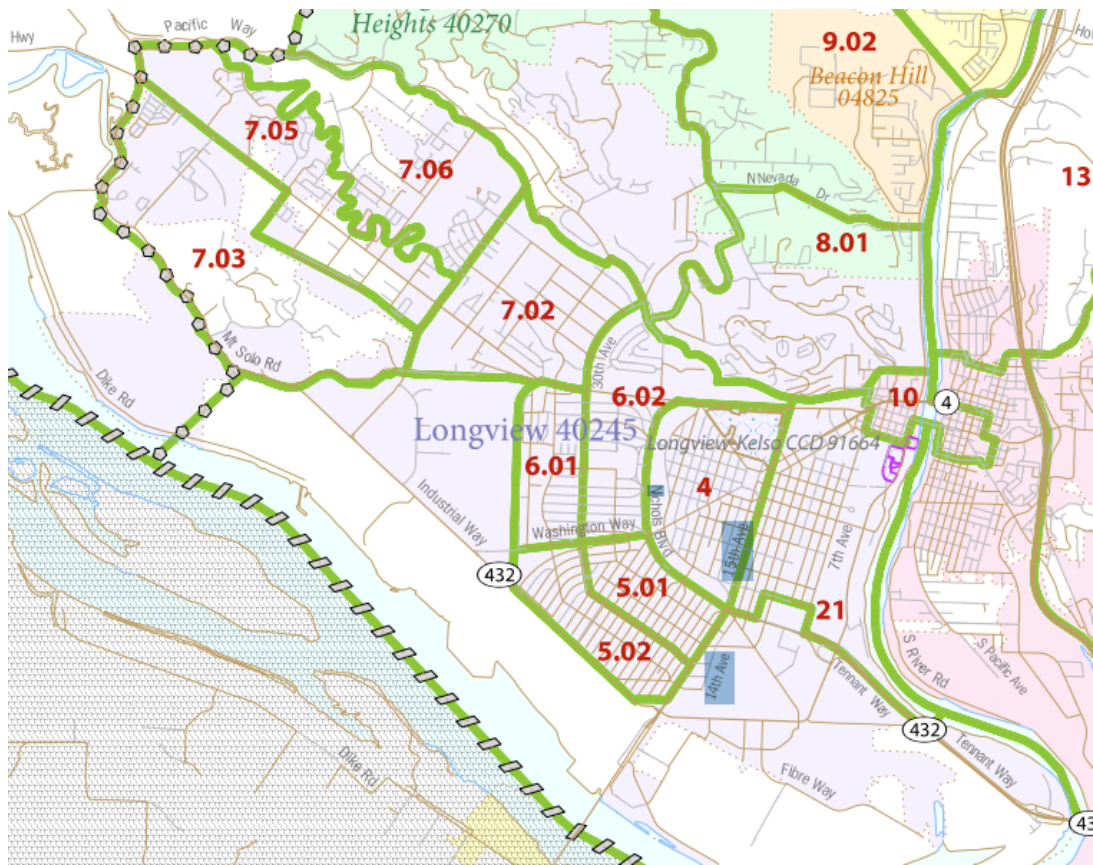
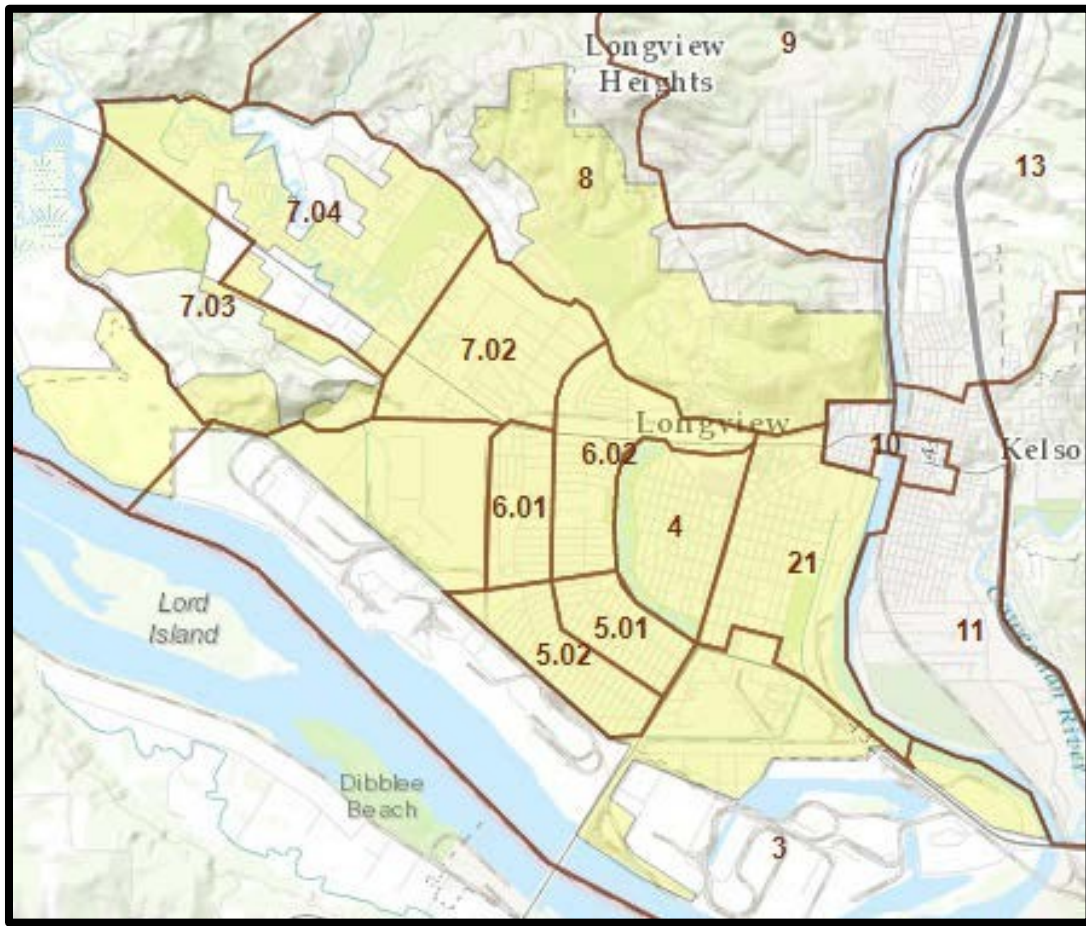
¹² Excluding units where data cannot be computed

¹³ Excluding units where data cannot be computed

Housing Conditions by Area

Neighborhood revitalization was cited as the highest priority for future development in Longview, according to a 2004 citizen survey. Housing conditions were analyzed using federal Census Bureau¹⁴ data to determine locations where housing stock is over 50 years old (built prior to 1970). Aging housing stock is not solely a desirability issue but can also indicate the need for significant rehabilitation. Such homes may never have been updated for energy efficiency or upgraded fire codes and are more likely to contain hazardous materials such as lead-based paint and asbestos.

~~Harvard University's Joint Center for Housing Studies¹⁵ says the age of owner-occupied housing stock is a key factor in remodeling. Besides replacing worn-out exteriors and systems such as roofs, siding, and heating and air conditioning equipment, owners often want to update to some of the products and features available in newer homes.~~



age

4. Census Tracts

Source: City of Longview GIS

¹⁴ U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

¹⁵ The US Housing Stock: Ready for Renewal. Joint Center for Housing Studies of Harvard University, Harvard School of Design/Harvard Kennedy School, 2013.

Housing conditions were examined using census data broken down by the individual census tracts shown in Figure 3-4. Census Tracts 7.03, 7.04, and 8 include some unincorporated area. As may be seen in the figure, some census tracts are predominately unincorporated and/or contain industrial area; these were intentionally omitted from the table below.

Census tracts and identified neighborhoods don't neatly align. Their correspondence may be seen by comparing Figure 3-4 with Figure 3-5 below:

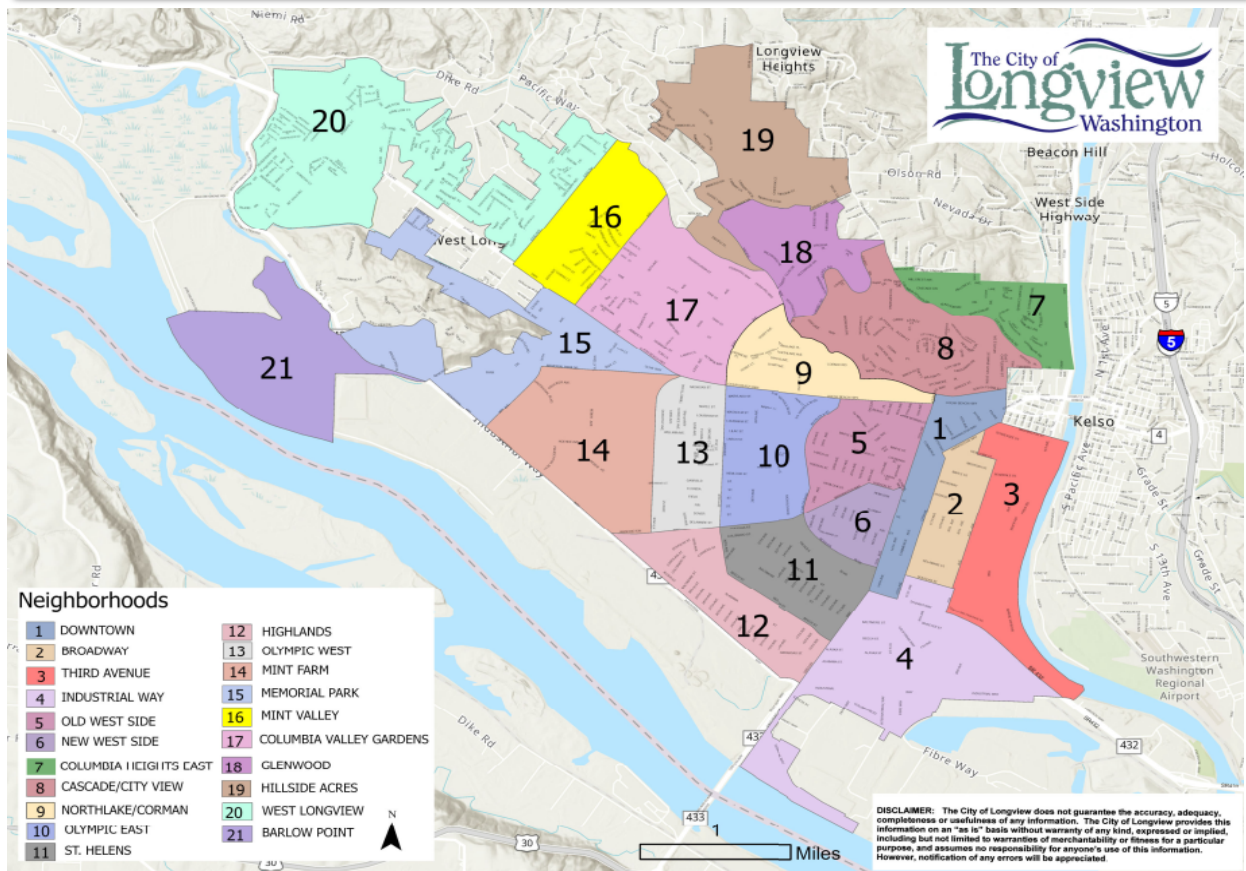
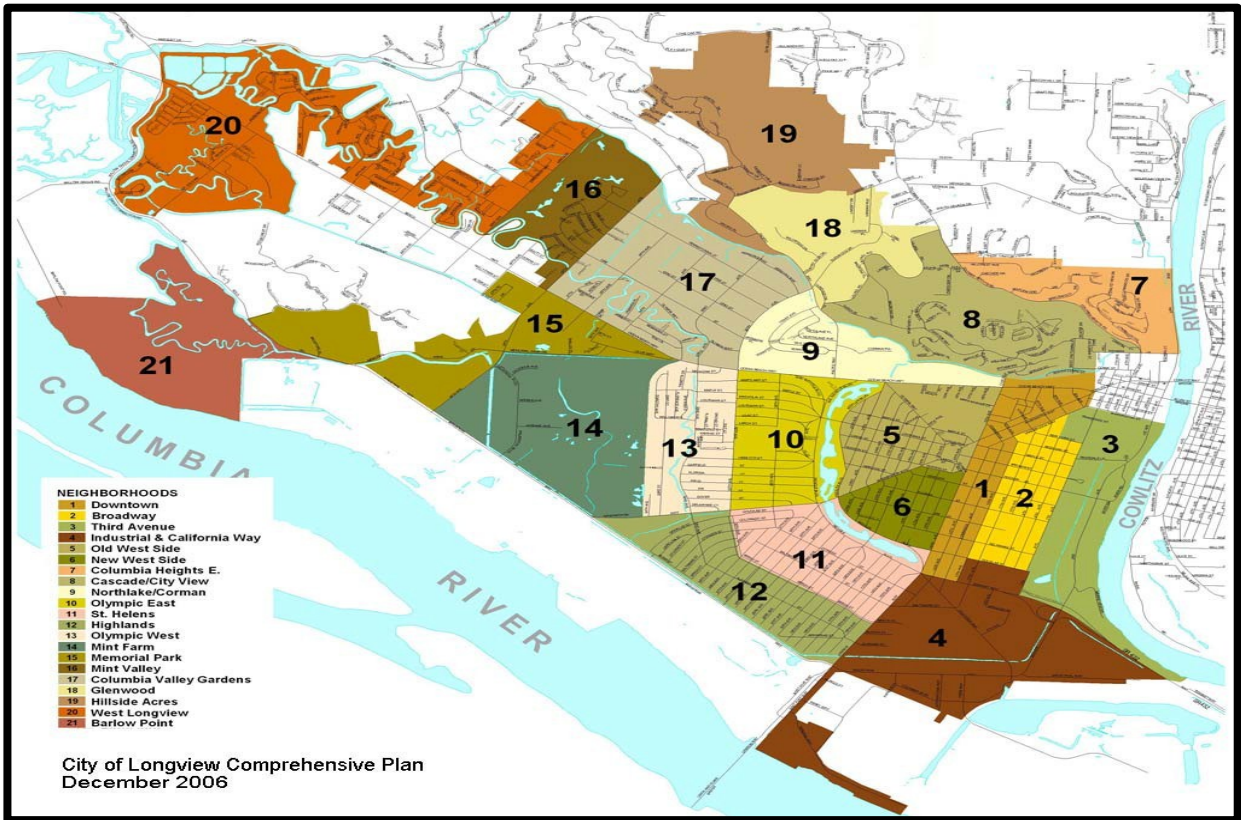


Figure 3-5. Neighborhoods

With all but three Longview census tracts having more than 50 percent of their housing stock built before 1969 (Table 3-8), this points at the probable need for renovation and potentially redevelopment of housing that has reached the end of its life cycle, particularly if it has not been maintained properly over time.

Table 3-8. Housing Conditions by Census Tract

| | Census Tract | | | | | | | | | |
|---|----------------|----------------|----------------|----------------|----------------|----------------|--------------|----------------|----------------|----------------|
| | 4 | 5.01 | 5.02 | 6.01 | 6.02 | 7.02 | 7.03 | 7.04 | 8 | 21 |
| Total units/% | 2,034 11.4% | 1,183 6.6% | 1,754 9.8% | 1,792 10% | 1,348 7.6% | 1,175 6.6% | 711 4.0% | 3,091 17.3% | 2,772 15.5% | 1,997 11.2% |
| Units built 1969 or before/% | 1,505 74.0% | 1,116 94.3% | 1,304 72.8% | 870 48.6% | 1,145 84.9% | 692 58.9% | 40 5.6% | 485 15.7% | 1,450 52.3% | 1,203 60.2% |
| Total occupied units/% | 1,897 93.2% | 1,081 61.6% | 1,560 88.9% | 1,630 90.9% | 1,175 87.2% | 1,132 96.3% | 687 96.6% | 2,893 93.6% | 2,669 96.3% | 1,765 88.4% |
| Owner occupied/% | 650 34.3% | 602 55.7% | 546 35.0% | 579 35.5% | 963 82.0% | 969 85.6% | 572 83.3% | 1,711 59.1% | 2,266 84.9% | 240 13.6% |
| Owner vacancy rate | 4.2 | 7.8 | 3.0 | 0.0 | 0.0 | 0.0 | 0.0 | 2.1 | 0.7 | 10.1 |
| Renter occupied/% | 1,247 65.7% | 479 44.3% | 1,014 65.0% | 1,054 64.5% | 212 18.0% | 163 14.4% | 115 16.7% | 1,182 40.9% | 403 15.1% | 1,525 86.4% |
| Rental vacancy rate | 4.6 | 4.6 | 4.7 | 5.9 | 10.2 | 0.0 | 0.0 | 3.8 | 0.0 | 7.9 |
| Incomplete plumbing¹⁶ | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 17 | 9 |
| Incomplete kitchen¹⁷ | 44 | 0 | 0 | 35 | 0 | 9 | 0 | 0 | 0 | 212 |
| No phone¹⁸ | 31 | 54 | 66 | 5 | 6 | 21 | 8 | 28 | 17 | 43 |
| Overcrowded¹⁹ | 13 | 0 | 101 | 20 | 11 | 0 | 7 | 20 | 7 | 82 |

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Other factors reviewed included ownership versus rental rates (including vacancies for each), which can indicate higher degrees of residential turnover and civic disengagement within specific areas; and the potential for substandard units, as measured by overcrowded housing and incomplete plumbing/kitchens. It should be noted that incomplete facilities can also be indicative of congregate living facilities such as senior housing. These do not constitute the census definition of “group quarters” and are included as residential units, but are unlikely to indicate substandard units are incomplete by design, and much is newer construction.

¹⁶ A unit has complete plumbing facilities when it has hot and cold running water and a bathtub or shower.

¹⁷ A unit has complete kitchen facilities when it has a sink with a faucet, a stove or range, and a refrigerator.

¹⁸ Includes landline, cell phone, or some other type of phone service

¹⁹ More than one person per room

Harvard's Joint Center for Housing Studies calls these measures of the physical condition of housing units "housing inadequacy." It anticipates that a significant share of inadequate units is likely to deteriorate further and be lost from the housing stock, first becoming vacant or converted to rental or nonresidential uses, eventually being sold in their inadequate condition. At the same time, preserving and rehabilitating older housing, especially rental housing that is generally more affordable to begin with, is critical to help provide adequate workforce housing²⁰.

Revitalization Strategies

The Washington State Department of Health²¹ expresses concern that substandard or inadequate housing poses health risks specific to the potential for the presence of lead-based paint, lead risks in drinking water from old plumbing, air quality issues associated with mold or radon, non-functional or absent smoke or carbon monoxide detectors, and deferred repairs to the home. People living in inadequate housing often don't have the control and/or the financial means to improve their living conditions by addressing the quality of their home. The federal Centers for Disease Control²² has identified home improvement loans and grants for low-income families to repair their homes, make improvements, and remove health and safety hazards as one of its top health intervention strategies. This is but one example of available revitalization funding.

Many jurisdictions approach neighborhood revitalization by spreading limited federal and local resources among as many low-income areas as possible, as a response to neighborhood concerns and political pressures. This broad-brush approach often results in an inadequate level of public investment to generate reciprocal private investment. The bottom line is that deteriorating neighborhoods cannot be turned around using only public funds. When public dollars are strategically targeted, it is possible to narrow the gap between development costs and market values, thus attracting private capital. This creates a ripple effect that can increase property values both within targeted neighborhoods as well as adjacent communities.

The most successful housing stock enhancement programs target specific neighborhoods because:

- Each neighborhood faces different challenges;
- Smaller areas allow for more detailed and customized responses to challenges;
- Building consensus for action is often easier within a smaller area; and
- The combination of detailed planning and neighborhood support can facilitate efforts to secure political and financial support.

²⁰ "Why Every City Needs Workforce Housing" by John Powell. National Real Estate Advisor, April 10, 2016

²¹ 2017 Washington State Health Assessment (public comment draft). Washington State Department of Health. January 2018.

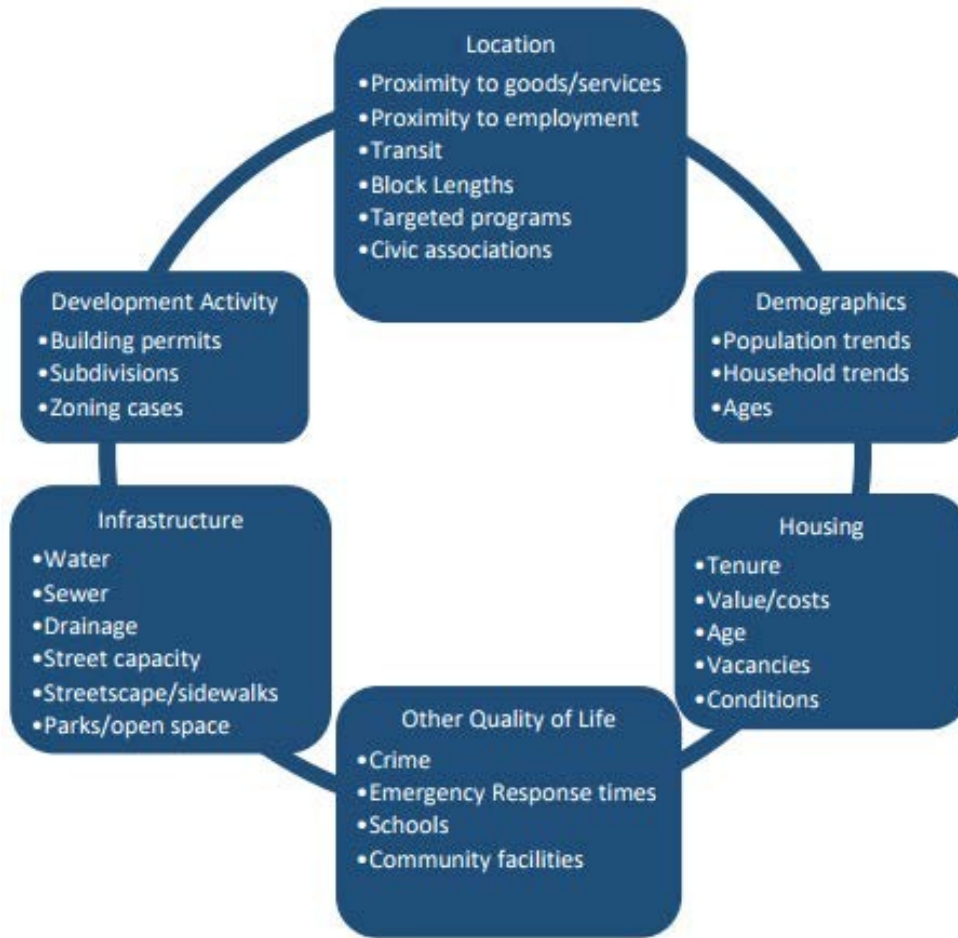
²² Health Impact (HI-5) Interventions. Office of the Associate Director for Policy, Centers for Disease Control and Prevention. <<https://www.cdc.gov/policy/hst/hi5/interventions/index.html>> Accessed January 4, 2018.

Neighborhood revitalization planning begins with the definition of the neighborhood or even portion of the neighborhood that will be the focus of the initiative. The two basic approaches to neighborhood selection are:

- **Most Blighted Areas First.** This approach focuses resources on neighborhoods and individuals with the most needs as evidenced by incomes, vacancies, blight, crime and other factors. Because these types of neighborhoods have the greatest obstacles to overcome, they tend to rely on larger grants and more extensive funding being awarded unless local governments are willing and able to commit significant resources for the many years required to achieve significant change.
- **Targeting Low Hanging Fruit.** By focusing on neighborhoods with the greatest potential to benefit from available resources—this approach can yield quick positive results and is useful to improve the fortunes of neighborhoods that are stagnating or just beginning to decline. This approach is intended to increase confidence for private sector investors who can see visible improvements based on more limited and targeted investments than the prior approach.

Harvard's Joint Center says that renovating foreclosed or abandoned homes benefits the entire neighborhood; its studies indicate that home prices in neighborhoods with higher levels of improvement spending appreciate more rapidly. The process of choosing neighborhoods for revitalization involves more than reviewing quantitative factors (Figure 3-7). Because neighborhood support is essential for the success of any project, the selection process must engage affected residents, business owners, and other stakeholders. Creative funding and incentives are critical to stimulate investment by existing householders, attract households with staying power, and encourage investment by developers and landlords.

Figure 3-6. Neighborhood Revitalization Evaluation Factors²³



Housing Supply and Affordability

Housing Supply

In its recent report to the Governor²⁴, the Housing Affordability Response Team (HART) emphasizes that not just housing, but housing that is *affordable*, is an essential part of community infrastructure, serving as a platform for individuals and families to stabilize and build their economic futures. It also creates jobs and attracts investment, making it a prerequisite to economic growth.

Housing supply and affordability are issues that affect every community in Washington, says HART. Some parts of the state enjoy a robust housing market, but it has produced a tight housing market in which existing inventory is priced at a premium. In some areas, the demand for housing has

²³ Content and figure are drawn from Jefferson Parish, Louisiana's strategic approach for targeting neighborhood interventions, which includes a regulatory and financing toolbox: <<http://www.jedco.org/wp-content/uploads/2012/03/Housing-Stock-Enhancement-Study.pdf>> Accessed December 29, 2017.

²⁴ 2017 Housing Affordability Response Team (HART) Recommendations (Report to the Governor), Affordable Housing Advisory Board, June 2017

significantly outpaced housing supply, placing additional upward pressure on rents and home prices. In combination with other market factors, such circumstances have created a deficit of affordable and available housing, particularly for those in the low to middle income range. In weaker and rural markets such as Longview, market rents do not serve lower income households and yet are not high enough typically to make new production financially feasible.

Owned Housing Supply

Housing supply is typically measured in the number of months it would take to sell all the homes currently available for sale, if no new listings were added. A four- to six-month supply is considered normal or desirable. Statewide, there was a two-month supply of homes on the market at the end of the ~~third-first~~ quarter ~~of 2025.~~ ~~(September 2017).~~ This describes a relatively tight housing market. Within Cowlitz County, the situation was not much better, with only ~~2.34~~ months' supply of housing. Housing supply was most constrained at the most affordable end of the spectrum, with less than a month's supply available. See Table 3-9.

Table 3-9. Months of Housing Supply Available, by Housing Price

| Period/Area | Under \$80,000 | \$80,000 to \$159,000 | \$160,000 to \$249,000 | \$250,000 to \$499,999 | \$500,000 and above | Total Market |
|--|--------------------|-----------------------|------------------------|------------------------|---------------------|--------------------|
| 3rd quarter 2015 1 st Quarter 2024 | | | | | | |
| Cowlitz County | 3.2 NA | 3.3 NA | 3.0 2.1 | 6.4 1.1 | 4.4 NA | 4.2 1.8 |
| Washington State | 3.4 2.9 | 3.5 2.2 | 2.5 2.1 | 2.6 1.7 | 3.7 2.1 | 2.9 2 |
| 3rd quarter 2016 1 st Quarter 2025 | | | | | | |
| Cowlitz County | 1.6 NA | 2.3 NA | 1.8 NA | 4.2 2.2 | 24.6 3.0 | 2.8 2.3 |
| Washington State | 2.6 6.6 | 2.9 3.4 | 2.0 2.3 | 2.0 2.1 | 2.5 2.6 | 2.2 2.6 |
| 3rd quarter 2017 | | | | | | |
| Cowlitz County | 0.7 | 1.6 | 1.1 | 3.7 | 17.2 | 2.4 |
| Washington State | 2.3 | 2.6 | 1.9 | 1.8 | 2.2 | 2.0 |

Source: Runstad Center for Real Estate Studies, UW

Rental Housing Supply

The availability of rental units is measured by the rental vacancy rate. The Washington Center for Real Estate Research found that 1.4 percent of the rental units (14 units) in Cowlitz County²⁵ were vacant in the fall of 2017 (Table 3-10). This survey is conducted from a sample of rental properties with 20 or more units so would excludes a significant portion of Longview's single-family or small multi-family rental stock. The countywide vacancy rate for one-bedroom units is slightly higher, at 1.9 percent; two-bedroom units were at 1.6 percent.

²⁵ From Washington Apartment Market, Fall 2017. Based on survey of 1,000 rental apartments in Longview/Kelso with a 19.4 percent response rate. The report notes that response rates to surveys are generally declining, which affects the quality of the data. It may not be statistically valid but is the best available snapshot.

Table 3-10. Vacancy Rate by Rental Type

| | Avg. Size | Avg. Rent | Units Surveyed | Units Vacant | % Vacant |
|-----------------------------|--------------|----------------|----------------|--------------|----------|
| Overall (All Units) | | | | | |
| Cowlitz | 762 sf819 sf | \$820\$1,205 | 1,0002,654 | 1491 | 1.43.4 |
| State | 829 sf821 | \$1,412\$1,868 | 316,861549,734 | 11,64431,796 | 3.75.8 |
| 1-Bedroom Units Only | | | | | |
| Cowlitz | 642 sf624 | \$659\$1,041 | 215682 | 415 | 1.92.2 |
| State | 676sf674 sf | \$1,320\$1,759 | 120,654213,930 | 4,17512,209 | 3.55.7 |
| 2-Bedroom/1 Bath Units Only | | | | | |
| Cowlitz | 821 sf895sf | \$824\$1,289 | 5471,353 | 953 | 1.63.9 |
| State | 862 sf965sf | \$1,261\$2,000 | 68,305215,412 | 4,17512,321 | 3.55.7 |

Source: Washington Center for Real Estate Research, Runstad Center for Real Estate Studies, UW fall 2017

Average rent in Longview/Kelso has increased over a year’s time, while vacancies have decreased (Table 3-11). The rental vacancy rate stands at less than half the statewide average. Meanwhile, average rents are considerably below the statewide average. This is to be expected given the influence of more affluent and populous counties and the differences in survey response rates among counties.

Table 3-11. Year-to-Year Rents and Vacancy Rates

| | Previous Year Comparison | | | |
|---------|--------------------------|---------------------|--------------------|--------------------|
| | Avg. Rent (Q3/2016) | Avg. Rent (Q3/2017) | % Vacant (Q3/2016) | % Vacant (Q3/2017) |
| Cowlitz | \$783 | \$820 | 1.8 | 1.4 |
| State | \$1,353 | \$1,412 | 3.3 | 3.7 |

Source: Washington Center for Real Estate Research, Runstad Center for Real Estate Studies, UW fall 2017

Land Consumption and Growth Patterns

Longview has experienced relatively modest growth in recent decades. The city’s boom growth occurred between 1940 and 1970 (Table 3-12), during which time the population grew by 129 percent. Growth has dropped off considerably since that time, particularly in the 1980-1990 timeframe, although the city’s population does continue to increase. In its *2016 Population Trends*, the state Office of Financial Management (OFM) listed Longview as the 30th largest city in the state.

Table 3-12. Historic Population Growth

| Census | 1930 | 1940 | 1950 | 1960 | 1970 | 1980 | 1990 | 2000 | 2010 | 2020 |
|------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 10,652 | 12,385 | 20,339 | 23,349 | 28,373 | 31,052 | 31,499 | 34,660 | 36,648 | 37,818 |
| % change | --- | 16.3 | 64.2 | 14.8 | 21.5 | 9.5 | 1.4 | 10.0 | 5.7 | 3.2 |

The city’s most robust growth occurred between 1940 and 1950 and has since been more modest, with an upward spike during the 1970s followed by a significant drop in growth rate through 1990 (Table 3-13A). The 2006 comprehensive plan was developed using an annual compounded growth

rate of one percent applied over the plan’s 20-year horizon. The 2005 population of Longview and the surrounding planning area was estimated at 39,684 people, projected to grow to 48,422 by 2025. This assumed level of growth is not supported by the decennial census in 2010 nor state growth estimates since that time. (Table 3-13B).

Longview’s 2010 census population was 36,648. Since then, OFM, which sets the “official” yearly population through its April 1 estimates, has forecast growth at significantly less than one percent per annum. Longview’s 2017 population is estimated at fewer than a thousand additional people since 2010, or a cumulative growth rate of just 2.4 percent over a seven-year period. This does not bear out the one percent annual growth rate that was assumed in the 2006 update. Instead, it equates to an average of 0.3 percent per annum. This strongly suggests that the assumption in the last plan update is unlikely to occur.

Table 3-13A.

| Historic Longview Growth | 1930 Census | 40 Census | 50 Census | 60 Census | 70 Census | 80 Census | 90 Census | 2000 Census |
|--------------------------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|
| Population | 40,652 | 42,385 | 20,339 | 23,349 | 28,373 | 31,052 | 31,499 | 34,660 |
| Growth Rate (%) | n/a | 16.3 | 64.2 | 14.8 | 21.5 | 9.4 | 1.4 | 10.0 |

Table 3-13B.

| Historic Longview Growth | 10 Census | 11 OFM est | 12 OFM est | 13 OFM est | 14 OFM est | 15 OFM est | 16 OFM est | 17 OFM est | |
|--------------------------|-----------|------------|------------|------------|------------|------------|------------|------------|-----|
| Population | 36,648 | 36,730 | 36,910 | 36,940 | 37,040 | 37,130 | 37,230 | 37,510 | |
| Growth Rate (%) | 5.7 | | | | | | | | 2.4 |

Source: Washington State Office of Financial Management

The prior growth rate assumption is ~~therefore~~ represented as the *high*-growth scenario in this comparative table, which uses the 2017 OFM estimate as a starting point (Table 3-14). For the purposes of the current plan update, it would be more realistic to assume a conservative growth rate reflecting no more than the “medium growth” scenario of 0.5 percent per annum. This would result in an additional ~~4,516~~ 3,000 residents by 2040.

Table 3-14. Comparative Growth Scenarios

| | 2025 | 2030 | 2035 | 2040 |
|--|--------|--------|--------|--------|
| High Growth (1.00%) | 40,567 | 42,595 | 44,725 | 46,961 |
| RECOMMENDED SCENARIO Medium Growth (0.5%) | 39,025 | 40,001 | 41,001 | 42,026 |
| Low Growth (0.25%) | 38,074 | 38,360 | 38,648 | 38,938 |

(Source: Cowlitz-Wahkiakum Council of Governments)

Housing growth projections through 2040 are based on the assumption that existing population trends continue. It creates an “as-is” baseline scenario of what the future will bring. Concerted public interventions such as policies/regulations, economic and community development initiatives, and capital investments can influence the actual outcome. The entry or exit of major employers in the community can also substantially influence the actual outcome. Intervening plan updates should reassess conditions contributing to growth.

Table 3-15. Projected Housing Needs

| | 2020 | 2025 | 2030 | 2035 | 2040 |
|---|--------|--------------------------|--------------------------|--------------------------|--------------------------|
| Projected population | 38,073 | 39,025 | 40,001 | 41,001 | 42,026 |
| (-) Group quarters | 959 | | | | |
| (=) Household population | 37,114 | 38,066 | 39,042 | 40,042 | 41,067 |
| (/) Average household size | 2.4 | | | | |
| (=) Projected households | 15,464 | 15,861 | 16,268 | 16,684 | 17,111 |
| (x) 1+ vacancy rate | 1.09 | | | | |
| (=) Projected number of housing units needed | 16,856 | 17,288 (2020 # + 432) | 17,732 (2025 # + 444) | 18,186 (2030 # + 454) | 18,651 (2035 # + 465) |
| (-) Housing supply | 16,277 | | | | |
| (=) Projected unmet need | 579 | 1,011 (2020 # + 432) | 1,455 (2025 # + 444) | 1,909 (2030 # + 454) | 2,374 (2035 # + 465) |

Source: US Census Bureau, Cowlitz-Wahkiakum Council of Governments

The following four measures are standardized in Table 3-15 for purposes of estimating future housing need, all drawn from the U.S. Census Bureau’s American Community Survey (ACS) 2012-2016 5-Year Estimates:

1. Group quarters include such things as nursing homes, correctional facilities, hospice facilities, residential group homes, overnight shelters, residential treatment facilities, and other types of communal living. This number is relatively stable, having increased by fewer than 100 persons since the 2000 decennial census.
2. Average household size in Longview is about a tenth of a percent less than the statewide or countywide average. It may be expected to fluctuate as the older population begins to turn over to younger people who may have families; however, there is no basis for forecasting change in this demographic.

3. ~~The vacancy rate is a modifier based on the current vacancy rate of 8.6 percent. This is highly likely to fluctuate over time and is typically higher in rental than in owned housing.~~
4. ~~Housing supply shows the current census estimate. With little new home building in recent years, it has remained relatively flat. It, too, can be expected to fluctuate over time.~~

~~It should also be noted that the projected number of housing units needed and projected unmet need are cumulative from year to year. For example, the projected unmet housing need of 2,374 units in 2040 includes all of the projected units needed from prior years. In reality, some of the need can be expected to be met by housing production resulting in increased supply during each five-year time period; however, there is no good basis for projecting production.~~

~~Raw land development on quarter-acre lots would require 593 acres to accommodate the projected 2040 growth. This number would likely be reduced by the aforementioned factors, as well as the potential for redevelopment of existing substandard units, replacement of low density with higher-density development, and infill—in other words, not strictly raw land development. At the same time, it is increased when considering the additional land needed for associated infrastructure, environmental constraints or other difficult-to-develop sites, and additional housing units to maintain a healthy vacancy rate “cushion,” typically about five percent of supply. Table 3-16 illustrates the amount of housing needed, by type, to meet future housing needs within the city, assuming that new housing units are developed using the same proportion of single-family, multi-family, and manufactured housing units as presently exists.~~

Table 3-16. Number of New Housing Units Needed, By Type, 2017–2040

| Unit Type | Census 2010 | | Estimate 2017 | | Projected 2040 | | # New Units |
|--------------------|---------------|--------------|---------------|--------------|----------------|--------------|-------------|
| | | % | | % | | | |
| Single Family | 10,856 | 66.3 | 10,986 | 66.2 | 12,520 | 1,571 | |
| Multi-family | 4,863 | 29.7 | 4,912 | 29.6 | 5,598 | 703 | |
| Manufactured Home | 661 | 4.0 | 641 | 4.2 | 794 | 100 | |
| Total Units | 16,380 | 100.0 | 16,539 | 100.0 | 18,912 | 2,374 | |

Source: Census 2010, Washington Office of Financial Management, CWCQG

The need for new housing units can be met by using three basic strategies:

- ~~Compiling and redeveloping existing low-density residential with a higher density (smaller single-family lots, increased height to allow extra stories in multi-family housing, etc.)~~
- ~~Development of “leftover” properties in existing residential neighborhoods (infill)~~
- ~~Annexation of additional area for residential development~~

~~In 2017, the City Council directed that zoned densities be increased and height limits removed to spur additional multi-family development, which could include redevelopment of existing housing to higher densities. Intervening plan updates should reassess housing needs and production.~~

Housing Affordability

Home Prices

The Washington Center for Real Estate Research(WCER) provide several tools to track housing costs, apartment rents, and buyer information. WCER provide interactive dashboards for jurisdictions throughout the state if the population is over 10,000 people. According to the WCER the median home price in Longview in 2026 is \$352,500. The last time the Consolidated Plan was updated the median home price was 222,000 according to the WCER. That is nearly 59% increase in just seven years.

The Housing Price Index (HPI) is a broad measure of the movement of single-family house prices. It serves as a timely, accurate indicator of house price trends at various geographic levels and also serves as an analytical tool to help estimate, among other things, housing affordability in specific geographic areas. The HPI captures changes in real house price growth acceleration nationally as well as in various regions, among them Metropolitan Statistical Areas including Longview.

The HPI is published by the Federal Housing Finance Agency (FHFA) using data provided by Fannie Mae and Freddie Mac. The Office of Federal Housing Enterprise Oversight (OFHEO), one of FHFA's predecessor agencies, began publishing the HPI in the fourth quarter of 1995.

Following a considerable slump in price growth between 2006 and the early part of this decade, Longview's housing price acceleration picked up slightly in 2013 and has held at over seven percent per year 2014-16. Housing age, condition, and variety is also reflected in price. The median price of homes currently listed in Longview is \$234,900; in Cowlitz County, \$239,900; and in Clark County, \$385,900.²⁶

Longview median home values have gone up 15.6 percent, Cowlitz County home values have gone up 15.1 percent, and Clark County home values have gone up 8.8 percent over the past year. Zillow estimates that Longview and Cowlitz County values will rise 6.1 percent within the next year, while Clark County values will rise only 4.5 percent during that time.

Zillow predicts that foreclosures will be a factor impacting Longview and Cowlitz County home values in the next several years, because their foreclosure rate of 5 and 4.5 homes, respectively, per 10,000 outstrips the national value of 1.6. In Clark County, the figure is only 2.1. In Figure 3-8, Zillow's Market Health Index illustrates the current health of the three housing markets relative to other markets across the country. It is based on numerous metrics including those capturing past and projected evolution of home values, prevalence of foreclosures, foreclosure resales, negative equity and delinquency, and whether homes are currently selling faster or slower than in the past.

²⁶ Zillow Home Value Index, accessed December 28, 2017.

Figure 3-7. Comparative Market Health²⁷

Longview Market Health

Data through Nov 30, 2017

 **3.3/10** Less healthy 

16.3% Homes with negative equity (10.4% US Avg)
(Mar 31, 2017)

1.5% Delinquent on mortgage (1.6% US Avg) (Mar 31, 2017)

Clark County Market Health

Data through Nov 30, 2017

 **9.5/10** Very healthy 

64 Average days on Zillow (Oct 31, 2017)

4.4% Homes with negative equity (10.4% US Avg)
(Mar 31, 2017)

0.8% Delinquent on mortgage (1.6% US Avg) (Mar 31, 2017)

Cowlitz County Market Health

Data through Nov 30, 2017

 **2.3/10** Less healthy 

16.0% Homes with negative equity (10.4% US Avg)
(Mar 31, 2017)

1.4% Delinquent on mortgage (1.6% US Avg) (Mar 31, 2017)

²⁷ Zillow Market Health Index, accessed December 28, 2017

Consolidated Plan

The City of Longview ~~2014-2018~~2024-2029 Consolidated Housing and Community Development Plan (“consolidated plan”) is required by the federal Department of Housing and Urban Development (HUD) in order for the City to receive federal monetary assistance through HUD. The plan is a comprehensive strategy developed that addresses affordable housing and community development needs present within the Kelso/Longview consortium area. Program goals, established by law, include provision of decent, affordable housing; achieving a suitable living environment; and expanding economic opportunity.

As part of the planning process, the consolidated plan assesses the housing needs, including affordable housing needs, public housing needs, homeless needs, lead-based paint concerns, fair housing concerns, identification of barriers to affordable housing, and community and economic development needs. It also contains a housing market analysis that examines significant characteristics of the local housing market, including supply, demand, condition and cost of housing, as well as the housing stock available to serve persons with disabilities and HIV/AIDS, and their families. ~~Areas demonstrating concentrations of racial/ethnic minorities and/or low-income families are identified. The consolidated plan contains the best available affordability analysis for the area, which should be relied upon in lieu of the separate analysis contained within the 2006 comprehensive plan update.~~ Land-use issues related to housing within the consolidated plan include:

- ~~There is sufficient housing for households at all income levels, but T~~there is not a sufficient number of units that are affordable to people who are at 0-30 percent of the median household income. ~~The consolidated plan posits that despite rebound growth since the Great Recession, a significant number of households in the 0-30 percent range are likely to continue struggling with housing costs and will continue to have unmet needs.~~
- Relating to earlier discussion in this chapter, the consolidated plan finds that there are extensive housing rehabilitation needs for both owner-occupied and rental units. Neighborhood input during the planning process emphasized the need for housing repairs, especially for low-income homeowners who have deferred maintenance and need weatherization help to hold down energy costs.

The consolidated plan notes that for apartment owners in particular, the expectation of higher rents may make it attractive for owners to participate in a rental rehabilitation program and will also help to preserve existing housing stock.

- Housing inadequacies are geographically concentrated and besides housing age, correlate to high poverty, low household income, and low ownership rates. A high percentage of single-family households with the lowest percentage of median income are burdened the hardest by overcrowding; cost burdens are disproportionately upon seniors. ~~Based on demographics such as income and poverty, minority and ethnic backgrounds, age and condition of housing, overcrowding and elderly population concentrations, housing problems are expected to be geographically concentrated into the Broadway Addition, Highlands, and Olympic West~~

~~neighborhoods. Non-residential areas where households with multiple housing problems may be concentrated include downtown and Industrial Way/California Way.~~

The consolidated plan spotlights the following “strategic opportunities”:

- Development of downtown housing is commonly viewed as an opportunity to enhance downtown vitality. ~~An earlier project to accomplish this was put on hold due to financial constraints.~~ Conversion of upper-story commercial units to apartments offers potential, while serving to renovate some older structures. The lack of Fire Department Connections throughout downtown make second story development difficult and costly for property owners.
- The Highlands neighborhood has been a targeted area since 2009, with many accomplishments having been made. Building upon those successes would be a good foundation for a more strategic approach to neighborhood revitalization. Targeted housing rehabilitation would be particularly beneficial in making a visible difference that may motivate other property owners to follow suit. Much of the housing is rental stock but needs visible improvement. Families live in crowded units that have deferred maintenance issues. Older homeowners are unable to care for their units and may be financially unable to afford improvements.
- ~~Broadway Addition is coming to a “tipping point” in terms of its community vitality. It would be strategic to target community development efforts at an early stage before letting conditions deteriorate to the point where deep investments in revitalization are needed. Many of the elderly households with housing needs may be concentrated in this area. Olympic West is a large area, but like Broadway has not yet suffered severe deterioration. Multi-family housing improvements may be a strategic opportunity to make a difference to the greatest number of residents.~~

~~Other Factors Affecting Affordability~~

~~The consolidated plan also calls out the following “negative effects of public policies on affordable housing and residential investment”:~~

- ~~Increased complexity of environmental regulation at all levels—Federal, state, and local ordinances create new development complexity and often conflict or duplicate requirements between levels of government. This is particularly an issue for affordable housing for issues surrounding infrastructure requirements relating to environmental quality, such as storm water management.~~
- ~~Availability of land for construction—Development of affordable housing requires minimizing fixed costs, such as property acquisition. The most affordable sites are not typically located in the most densely population areas, where the need is greatest and other supportive services, infrastructure and transit are available. The most affordable sites in populated areas are often in areas where poverty is already concentrated.~~
- ~~Funding—One of the consequences of the real estate market meltdown is much tighter lending criteria. Projects must meet a much tougher standard, which is particularly difficult~~

|



for affordability projects. It is difficult to identify loan programs and other programs with adequate resources for housing development.

- ~~“Not in my back yard” (NIMBY) sentiments—Many communities promote development restrictions that result in exclusionary zoning practices, imposing “gold-plated” subdivision standards, or adding more delays in the permitting process. Codes that support mixed uses and higher densities are often unpopular with those who would like to raise the bar “to protect their property value.” There is a bias against multi-family housing, which is more cost-efficient to produce, and that runs counter to the preference for single family detached housing in typical suburban style. The NIMBY syndrome also affects activities directed to the homeless that serve as a gateway to housing.~~
- ~~Urban barriers—Building codes, rehabilitation codes, and infill development can present lengthy and burdensome processes that create serious impediments to affordable housing preservation and development. Obsolete codes and excessive renovation requirements can significantly increase cost. Difficulties in assembling infill parcels in a timely manner can make some projects financially infeasible. The cities of Longview and Kelso have adopted the International Building Code and Maintenance Code, which are helpful in providing predictability and reasonableness in preservation and development activities.~~
- ~~Infrastructure Requirements—Requirements, for sidewalks, curb and gutter, and on-site, parking can impact the ability to deliver affordable housing. While these amenities are desirable, there is a need for some flexibility in reducing fixed costs for affordable housing developers. Flexible parking requirements or waivers of standard parking set-asides may help development to “pencil out” and fit a more urban, “walkable” life style and active living, if there is a good mix of land uses conveniently located to support residential areas.~~

Housing Goals and Policies

Housing Supply and Availability

Goal HO-A

Promote balanced growth that will accommodate Longview’s projected population and meet a variety of housing needs.

- Policy HO-A.1.1 Encourage appropriate housing options in the downtown core and neighborhood commercial districts that will complement and expand existing markets.
- Policy HO-A.1.2 Promote innovative land use techniques such as zero lot-line development, cluster housing, cottage housing, and accessory dwelling units, ~~where appropriate and that are~~ compatible with community character.
- Policy HO-A.1.3 Increase the supply of quality housing stock and encourage a range of housing options that meet the demand for various types of housing (low-to- high density, rented/owned, etc.).

Policy HO-A.1.4 Promote efficient use of land and infrastructure by encouraging infill development in neighborhoods and redevelopment activities.

~~Policy HO-A.1.5 As a Planning Area Boundary is being negotiated with Cowlitz County, seek complementary, area-specific changes to the county code to enable the use of “shadow plats” within the Planning Area Boundary that will allow for future increased densities accompanied by urban services.~~

Policy HO-A.1.6 Extend utilities to adjoining areas where urban-scale development is imminent.

Goal HO-B Promote safe, healthy, environmentally sound, and accessible housing for all economic segments of the population.

~~Policy HO-B.1.1 Require examination and evaluation of project alternatives for development projects that eliminate ten or more units of existing housing.~~

~~Policy HO-B.1.2 Ensure fair and equal access to housing regardless of race, color, national or ethnic origin, religion, creed, age, sex, sexual orientation, marital status, or disability.~~

Policy HO-B.1.3 Support Continuum of Care homeless planning efforts geared toward providing a continuum of housing choices that allows families and individuals to progress toward independence.

Policy HO-B.1.4 Recognize the need for supportive housing environments and support appropriate siting of facilities.

Neighborhood Quality

Goal HO-C Promote housing and neighborhoods that support thriving communities.

Policy HO-C.1.1 Foster high-quality development and redevelopment that respects natural features, the built environment, and existing neighborhoods.

Policy HO-C.1.2 Encourage affordable housing locations near employment centers, transit, and public facilities.

Policy HO-C.1.3 Provide pedestrian and automotive connectivity between neighborhoods and elsewhere within Longview. Connect neighborhoods with schools, community facilities, shopping, and the downtown core.

Policy HO-C.1.4 Foster ongoing dialogue between City government and neighborhoods, encourage formation of neighborhood organizations, and support projects and programs for neighborhood improvement.

Goal HO-D Promote social equity in housing by encouraging mixed income and mixed generational neighborhoods.

Policy HO-D.1.1 Promote socio-economic diversity through distribution of affordable housing opportunities throughout the city.

Goal HO-E

Facilitate lifecycle neighborhoods and community stability by providing for alternative living arrangements such as accessory dwelling units (ADUs), shared housing, cohousing, and smaller housing types; and by encouraging infill.

Policy HO-E.1.1 Promote and expand the use of accessory dwelling units to meet housing needs.

Policy HO-E.1.2 Encourage alternative housing and ownership models that will address shifting demographics and unmet needs for affordable housing options, such as accessory units, cottage housing, and cohousing.

Housing Affordability

Goal HO-F

Reduce barriers to access to civic, educational, economic, and social opportunities for low-income and special needs populations.

Policy HO-F.1.1 Promote preservation of the existing housing stock, giving a high priority to affordable housing units.

Policy HO-F.1.2 Examine methods of stimulating affordable housing production through development fees and permitting processes.

Policy HO-F.1.3 Support property tax reductions for affordable housing by expanding tax exemptions or credits for owners of lower income housing and supporting other tax reductions or incentives for the development of affordable housing.

Policy HO-F.1.4 Promote local inclusionary zoning requirements for affordable housing or voluntary programs with density bonuses and other incentives for developers.

Policy HO-F.1.5 Target public funds dedicated for housing, community and neighborhood improvement using a strategic approach to maximize leverage of private investment.

Policy HO-F.1.6 Extend support for the continuation of housing programs and the development of new approaches that help meet low income housing needs.

Chapter 6.

Energy and Telecommunications

Introduction

This chapter reviews energy and telecommunication providers that serve Longview and includes policies designed to ensure that Longview supports and makes adequate provisions for energy and telecommunications infrastructure in the city. In turn, this infrastructure will support economic growth and public safety, and it will also provide other essential communications services in a manner that is compatible with adjacent and nearby land uses.

Utility Regulation

The state Utilities and Transportation Commission (UTC) is a standalone agency whose mission is to protect consumers by ensuring that utility and transportation services are fairly priced, available, reliable, and safe. Regulated utilities include electric, telecommunications, natural gas, and water. State law requires that utility and transportation rates must be reasonable to customers, giving regulated companies a chance to cover costs and earn a profit within certain bounds.

The UTC regulates investor-owned energy utilities. Cascade Natural Gas, which serves Cowlitz County, is subject to UTC regulation. The commission has substantial authority over natural gas distribution companies, including geographic territories, safety, and rate-setting. Meanwhile, public power providers such as Public Utility District No. 1 of Cowlitz County (Cowlitz PUD) are *not* regulated by the UTC.

The commission also has broad authority over the telecommunications industry in Washington State and monitors state and federal regulations that tend to be constantly in flux due to rapid changes in technology and purveyors.

Electricity

Cowlitz PUD builds, operates, and maintains the electrical system serving Longview, its planning area, and Cowlitz County as a whole. The PUD is a municipal corporation (special purpose district) of the State of Washington that serves nearly 50,000 residential, commercial, industrial, and street light customers countywide.

Cowlitz PUD buys over 90 percent of its wholesale power from the Bonneville Power Administration (BPA). About 85 percent of the BPA power comes from the Columbia River system hydroelectric projects, with lesser sources including nuclear, wind, coal, natural gas, and other generators. Major power lines bisect Longview and its planning area, which provide an opportunity for siting recreation and trails.

Cowlitz PUD is required, under state law, to develop “a comprehensive resource plan that explains the mix of generation and demand-side resources it plans to use to meet its customers’ electricity needs in both the long term and the short term.” Every four years, it must produce a full plan that addresses specific items, with an intermediate update every two years. The PUD’s Integrated Resource Plan (IRP) was last produced in 2016. It lays out a strategy for meeting its energy needs,

capacity demand, and Washington State’s renewable portfolio standard obligations over a 20-year planning horizon (2017 through 2036). The IRP’s goal is to provide a framework for evaluating a wide array of supply resources, conservation, and renewable energy credits; and to guide strategies that will provide reliable, low-cost electricity to the PUD’s ratepayers at a reasonable level of risk.

The IRP grapples with demand issues. The 2016 energy load forecast, excluding new industrial loads, predicts a five-year average annual rate of growth of just under one percent. By the year 2021, this would result in an increase of 25 megawatts (MW) over the 2016 projected load of 578 MW. While the PUD can meet its annual average load obligations, there are certain times during the year when fluctuations in hourly loads exceed its generating capacity. Maximum power demand usually occurs winter mornings and evenings when electric heating loads are highest. The PUD has current capacity to serve these peak load periods; however, the surplus winter capacity is diminishing and is expected to be exhausted by the end of 2017. If peak load continues to grow each year, then a capacity deficit is forecasted to occur and to grow by two to three MW per year.

The PUD has modeled different growth scenarios and strategies, and its preferred strategy is to continue its current practice of relying on market purchases for any short-term capacity deficit. This offers the ability to target the parts of the year that present the most challenges (winter) while avoiding carrying costs of physical assets during “lower risk” parts of the year (spring and fall). By 2026, this means that the PUD will rely on the renewable energy credit market to meet its obligations.

At the same time, the IRP notes that the unknown is always a factor when looking ten years into the future, regardless of the effort put into modeling and forecasting. Additional uncertainties are introduced when considering the PUD’s heavy concentration of large industrial loads. Hundreds of MW of load can be gained or lost with the introduction or exit of a single industrial customer.

Increased population and industrial growth in Longview and throughout the county will obviously impact electric consumption. The City will need to coordinate with Cowlitz PUD to address growth projections and energy needs. This seems particularly important when considering industrial loads.

Natural Gas

Cascade Natural Gas Corporation (“Cascade”) builds, operates, and maintains natural gas facilities serving Longview and its planning area, which are a part of the company’s Northwest operational region. Acquired by the more diversified MDR Resources in 2007, Cascade is the natural gas provider for more than 282,000 customers in 96 Washington and Oregon communities. Cascade’s territory covers more than 32,000 square miles and 700 highway miles from one end of the system to the other.

While natural gas is not considered a utility that is essential to urban development, it is an important alternative energy source that helps to reduce reliance on electricity. Over the past 20 years, natural gas has become more prominent in federal “clean energy” policies. Cascade is one of the fastest growing natural gas utilities in the nation, serving a diverse area. Interstate pipelines transmit Cascade’s natural gas from production areas in the Rocky Mountains and Western Canada. Since 2000, Cascade’s customer base grew at a pace of three to five percent, which is more than double the national average. This high level of growth is the result of overall population growth in the company’s service area and low market saturation for natural gas in the Northwest.

Telecommunications

In general, the telecommunications (cable/phone/internet) industry has changed considerably in recent decades, due to both federal deregulation and technological advancements. The Federal Telecommunications Act of 1996 was key in responding to rapid evolution of internet, phone, and television technologies with deregulation. Telecommunications providers have proliferated since the AT&T breakup and emergence of “Baby Bells” in the 1980s and industry competition that has evolved since then. This offers a framework for not only the telecommunications utilities available in Longview but throughout communities nationwide. Where, in the past, a comprehensive plan might have listed individual providers, consumers now have a myriad of choices that has only expanded with cloud-based technology.

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Energy and Telecommunications Goals, Objectives, and Policies

- Goal ET-A** Promote and support energy conservation.
- Objective ET-A.1** Review and update codes as necessary regarding State Energy Code requirements, solar energy, and other alternative energy sources. Conduct the periodic review in conjunction with comprehensive plan review at least every seven years, or more frequently based upon state code updates.
- Policy ET-A.1.1** Support and encourage residents and businesses to participate in energy conservation and renewable resource development activities and programs established by Cowlitz County PUD.
 - Policy ET-A.1.2** Encourage commercial and industrial sectors in efforts to investigate and apply energy efficient technologies and methods, such as cogeneration plants.
 - Policy ET-A.1.3** Encourage homebuilders and residents in efforts to weatherize houses and apply energy-efficient home building, heating, and cooling techniques.
 - Policy ET-A.1.4** Encourage state-of-the-art telecommunication services as a means of mitigating the transportation impact of development and growth.
 - Policy ET-A.1.5** Provide information concerning techniques for energy efficient land development, subdivision, and building design to developers, builders, and others.
 - Policy ET-A.1.6** Encourage site planning and subdivision designs that take advantage of solar radiation, climatic conditions, and natural features of the land.
 - Police ET-A.1.7** Evaluate increasing the use of renewable energy sources.
- Goal ET-B** Ensure that energy and telecommunication providers make efficient use of facilities, improve service and aesthetic qualities of facilities, and accommodate growth in a timely manner.
- Objective ET-B.1** Furnish updates of population, employment, and development projections to energy and telecommunication utilities and service providers to ensure that appropriate services will be available as needed. Provide projection updates in conjunction with the review of the comprehensive plan as provided in Objective LU-A.1, no less frequently than every seven years.
- Policy ET-B.1.1** Ensure that City regulations allow for improvements and additions to electric, natural gas, and telecommunication facilities as needed to accommodate growth and provide reliable service.
 - Policy ET-B.1.2** Require franchise agreements where necessary for utility use of City rights of way.

- Policy ET-B.1.3 Coordinate with other jurisdictions in the implementation of multi-jurisdictional electric facility additions and improvements.
- Policy ET-B.1.4 Promote, when reasonably feasible, collocation of new public and private utility distribution facilities in shared trenches and coordination of construction timing to minimize construction-related disruptions to the public and reduce the cost of utility delivery to the public.
- Policy ET-B.1.5 To the extent feasible, require underground utility networks in new developments in the city.
- Policy ET-B.1.6 Where significant work in existing rights of way will occur, investigate with service providers the possibility of buried lines where existing overhead lines are presently located.
- Policy ET-B.1.7 Require communication facilities and poles, including cell or radio towers, to consider existing sites and collocation prior to establishing new sites.
- Policy ET-B.1.8 Monitor the implications of changes in state and federal telecommunications regulations upon local codes, and modify local codes as needed to adequately address such changes.



Chapter 6.

Energy and Telecommunications

Introduction

This chapter reviews energy and telecommunication providers that serve Longview and includes policies designed to ensure that Longview supports and makes adequate provisions for energy and telecommunications infrastructure in the city. In turn, this infrastructure will support economic growth and public safety, and it will also provide other essential communications services in a manner that is compatible with adjacent and nearby land uses.

Utility Regulation

The state Utilities and Transportation Commission (UTC) is a standalone agency whose mission is to protect consumers by ensuring that utility and transportation services are fairly priced, available, reliable, and safe. Regulated utilities include electric, telecommunications, natural gas, and water. State law requires that utility and transportation rates must be reasonable to customers, giving regulated companies a chance to cover costs and earn a profit within certain bounds.

The UTC regulates investor-owned energy utilities. Cascade Natural Gas, which serves Cowlitz County, is subject to UTC regulation. The commission has substantial authority over natural gas distribution companies, including geographic territories, safety, and rate-setting. Meanwhile, public power providers such as Public Utility District No. 1 of Cowlitz County (Cowlitz PUD) are *not* regulated by the UTC.

The commission also has broad authority over the telecommunications industry in Washington State and monitors state and federal regulations that tend to be constantly in flux due to rapid changes in technology and purveyors.

Electricity

Cowlitz PUD builds, operates, and maintains the electrical system serving Longview, its planning area, and Cowlitz County as a whole. The PUD is a municipal corporation (special purpose district) of the State of Washington that serves nearly 50,000 residential, commercial, industrial, and street light customers countywide.

Cowlitz PUD buys over 90 percent of its wholesale power from the Bonneville Power Administration (BPA). About 85 percent of the BPA power comes from the Columbia River system hydroelectric projects, with lesser sources including nuclear, wind, coal, natural gas, and other generators. Major power lines bisect Longview and its planning area, which provide an opportunity for siting recreation and trails.

Cowlitz PUD is required, under state law, to develop “a comprehensive resource plan that explains the mix of generation and demand-side resources it plans to use to meet its customers’ electricity needs in both the long term and the short term.” Every four years, it must produce a full plan that addresses specific items, with an intermediate update every two years. The PUD’s Integrated Resource Plan (IRP) was last produced in 2016. It lays out a strategy for meeting its energy needs,

capacity demand, and Washington State’s renewable portfolio standard obligations over a 20-year planning horizon (2017 through 2036). The IRP’s goal is to provide a framework for evaluating a wide array of supply resources, conservation, and renewable energy credits; and to guide strategies that will provide reliable, low-cost electricity to the PUD’s ratepayers at a reasonable level of risk.

The IRP grapples with demand issues. The 2016 energy load forecast, excluding new industrial loads, predicts a five-year average annual rate of growth of just under one percent. By the year 2021, this would result in an increase of 25 megawatts (MW) over the 2016 projected load of 578 MW. While the PUD can meet its annual average load obligations, there are certain times during the year when fluctuations in hourly loads exceed its generating capacity. Maximum power demand usually occurs winter mornings and evenings when electric heating loads are highest. The PUD has current capacity to serve these peak load periods; however, the surplus winter capacity is diminishing and is expected to be exhausted by the end of 2017. If peak load continues to grow each year, then a capacity deficit is forecasted to occur and to grow by two to three MW per year.

The PUD has modeled different growth scenarios and strategies, and its preferred strategy is to continue its current practice of relying on market purchases for any short-term capacity deficit. This offers the ability to target the parts of the year that present the most challenges (winter) while avoiding carrying costs of physical assets during “lower risk” parts of the year (spring and fall). By 2026, this means that the PUD will rely on the renewable energy credit market to meet its obligations.

At the same time, the IRP notes that the unknown is always a factor when looking ten years into the future, regardless of the effort put into modeling and forecasting. Additional uncertainties are introduced when considering the PUD’s heavy concentration of large industrial loads. Hundreds of MW of load can be gained or lost with the introduction or exit of a single industrial customer.

Increased population and industrial growth in Longview and throughout the county will obviously impact electric consumption. The City will need to coordinate with Cowlitz PUD to address growth projections and energy needs. This seems particularly important when considering industrial loads.

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Washington Clean Energy Transformation Act (CETA)

The Washington Clean Energy Transformation Act (CETA), adopted by the Washington State Legislature in 2019 (Chapter 19.405 RCW), establishes the state's long-term policy for transitioning to clean electricity system. The Act requires electric utilities serving Washington customers to eliminate coal-fired electricity from their retail electricity portfolios, achieve greenhouse gas-neutral electricity by 2030, and supply 100 percent clean electricity by 2045.. The Act promotes the development and integration of renewable and non-emitting energy resources, including hydropower, wind, solar, geothermal, and other qualifying clean energy technologies.

Although CETA primarily regulates electric utilities, it has important implications for local governments and land use planning. As Washington transitions toward a cleaner energy future, communities are expected to experience increased building electrification, expanded electric vehicle charging infrastructure, greater deployment of distributed renewable energy systems, and additional investments in electrical transmission and distribution infrastructure.

The City of Longview can support these statewide objectives by encouraging energy-efficient development patterns and coordinating infrastructure planning with local utility providers. Local utility providers are required to adopt and submit clean energy implementation plans (CEIP) to the department of Commerce demonstrating compliance with CETA reporting requirements. Utility providers are to update CEIPs every four years.

Impacts of CETA to Longview Economic Development

While the transition to clean energy under CETA requirement is intended to reduce greenhouse gas emissions and improve long-term sustainability, it also presents challenges for communities seeking to attract energy-intensive industrial and commercial development.

Longview's economy has historically been supported by manufacturing, industrial operations, marine terminals, and other businesses that require substantial and reliable electrical service. In recent years, several prospective industrial developments have evaluated sites within Longview but ultimately pursued locations elsewhere due, in part, to limitations in available electrical capacity. As industrial processes, transportation systems, and building systems become increasingly electrified, regional demand for electricity is expected to continue growing, placing additional pressure on generation, transmission, and distribution systems. Utility providers throughout Washington State are required to prepare Clean Energy Implementation Plans and long-range resource plans to meet future demand while complying with CETA's clean energy standards.

The availability of adequate electrical infrastructure is an important economic development consideration for Longview. Future industrial recruitment efforts may depend not only on the availability of land, transportation access, and workforce resources, but also on the ability of utility providers to deliver sufficient electrical capacity to support large-scale industrial users. Continued coordination between the City, utility providers, port facilities, state agencies, and regional economic development organizations will be necessary to identify infrastructure needs, advocate for strategic investments, and ensure that Longview remains competitive for industrial and employment-generating development opportunities.

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 - Policy ET-A.1.4 Encourage state-of-the-art telecommunication services as a means of mitigating the transportation impact of development and growth.
 - Policy ET-A.1.5 Provide information concerning techniques for energy efficient land development, subdivision, and building design to developers, builders, and others.
 - ~~Policy ET-A.1.6 Encourage site planning and subdivision designs that take advantage of solar radiation, climatic conditions, and natural features of the land.~~
 - ~~Policy ET-A.1.7 Evaluate increasing the use of renewable energy sources.~~

- Objective ET-A.2 Support a reliable, resilient, and sustainable energy system that advances statewide clean energy objectives while meeting the needs of the Longview community.
 - Policy ET-A.2 Coordinate with electric utility providers to ensure that utility infrastructure is planned and expanded to accommodate anticipated residential, commercial, and industrial growth.

 - Policy ET-A.3 Support opportunities for renewable energy generation and energy-efficient development where consistent with public safety, environmental protection, and community character.

 - Policy ET-A.4 Coordinate with utility providers, regional partners, and state agencies to identify and address electrical infrastructure constraints that may limit industrial development opportunities, and advocate for investments necessary to maintain Longview's competitiveness as a regional

employment and industrial center.

Goal ET-B

Ensure that energy and telecommunication providers make efficient use of facilities, improve service and aesthetic qualities of facilities, and accommodate growth in a timely manner.

Objective ET-B.1

Furnish updates of population, employment, and development projections to energy and telecommunication utilities and service providers to ensure that appropriate services will be available as needed. Provide projection updates in conjunction with the review of the comprehensive plan as provided in Objective LU-A.1, no less frequently than every seven years.

Policy ET-B.1.1

Ensure that City regulations allow for improvements and additions to electric, natural gas, and telecommunication facilities as needed to accommodate growth and provide reliable service.

Policy ET-B.1.2

Require franchise agreements where necessary for utility use of City rights of way.

- Policy ET-B.1.3 Coordinate with other jurisdictions in the implementation of multi-jurisdictional electric facility additions and improvements.
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- Policy ET-B.1.8 Monitor the implications of changes in state and federal telecommunications regulations upon local codes, and modify local codes as needed to adequately address such changes.

Objectives

The Longview Fire Department (LFD) will provide fire suppression, rescue, and emergency medical services (EMS) to the community and assigned response areas in an effort to fulfill its mission of maximizing the safety and wellbeing of life, property, infrastructure, and our environment.

- Recruit and maintain a workforce of dedicated, experienced, and highly trained firefighter paramedics and EMT's that meet or exceed industry standards and promote the wellbeing of the community.
- Plan, maintain, and provide facilities that deploy department emergency resources efficiently to all response areas and provide critical infrastructure through daily and catastrophic events.
- Plan, maintain, and provide scheduled replacement and funding for fire and emergency response apparatus, personal protective equipment, and other industry critical tools ensuring safety of personnel and effective service delivery.
- Plan, Invest, Utilize, and Evaluate technology and innovative trends that enhance service delivery and reduce response times.
- Manage and evaluate the provider contract for ambulance transport and EMS services within the city limits for quality, efficiency, and responsiveness.
- Continuously evaluate operational practices and implement response programs that follow industry best practices, align with the department mission, and strive to achieve adopted Standards of Cover.
- Evaluate and engage with emergency service partners to ensure that mutual/automatic aid service agreements meet current and future demands.

The LFD will provide fire prevention and risk reduction activities focused on reducing the hazards within the city, resulting in a safer community and reducing demands on emergency response resources.

- Participate in public planning with city departments and stakeholders to ensure future growth and development meet applicable codes and fulfill public safety needs of the community.
- Operate, maintain, and dedicate qualified personnel to provide a city-wide code enforcement program consistently capable of recognizing hazards, communicating expectations, and ensuring compliance.
- Develop, evaluate, and provide public education and outreach programs targeting locations and populations at risk to potential hazards facing the community.

- Develop, maintain, and promote organizational partnerships that works towards identifying community member needs and provide appropriate resources with the goal of delivering better care and reducing demands on emergency response.

The LFD will provide planning and leadership resources in an effort to coordinate emergency preparedness and minimize the impact of significant incidents affecting the City of Longview.

- Engage and participate in emergency planning and preparedness initiatives with local, county, state, and federal agencies.
- Engage and collaborate with development, review, and activation of the city's EOC and emergency preparedness functions.
- Contribute, coordinate, and evaluate emergency preparedness training events that involve resources from city departments, community organizations, and regional partners.
- Operate and maintain a pre-incident planning program that collects and regularly reviews information and resources necessary for effective emergency responses to buildings, organizations, regions, and populations.

Objective PF-A.6 Establish and maintain levels of service that meet the fire suppression and emergency medical needs of the Longview Community. Implement a level of service equal to a six-minute response time 90 percent of the time. Measure the level of service periodically as part of the Fire Department’s annual reports and consider service and facility needs at the time of the biennial budget.

Policy PF-A.6.1 Provide and maintain fire suppression and medical response services that meet Longview community needs.

Policy PF-A.6.2 Provide public education and fire prevention programs to reduce risk of fire and need for emergency medical response.

Objective PF-A.7 Evaluate the need for fire suppression and EMS services and facilities in West Longview. Implement plan recommendations for the City of Longview Fire Department through the biennial budget.

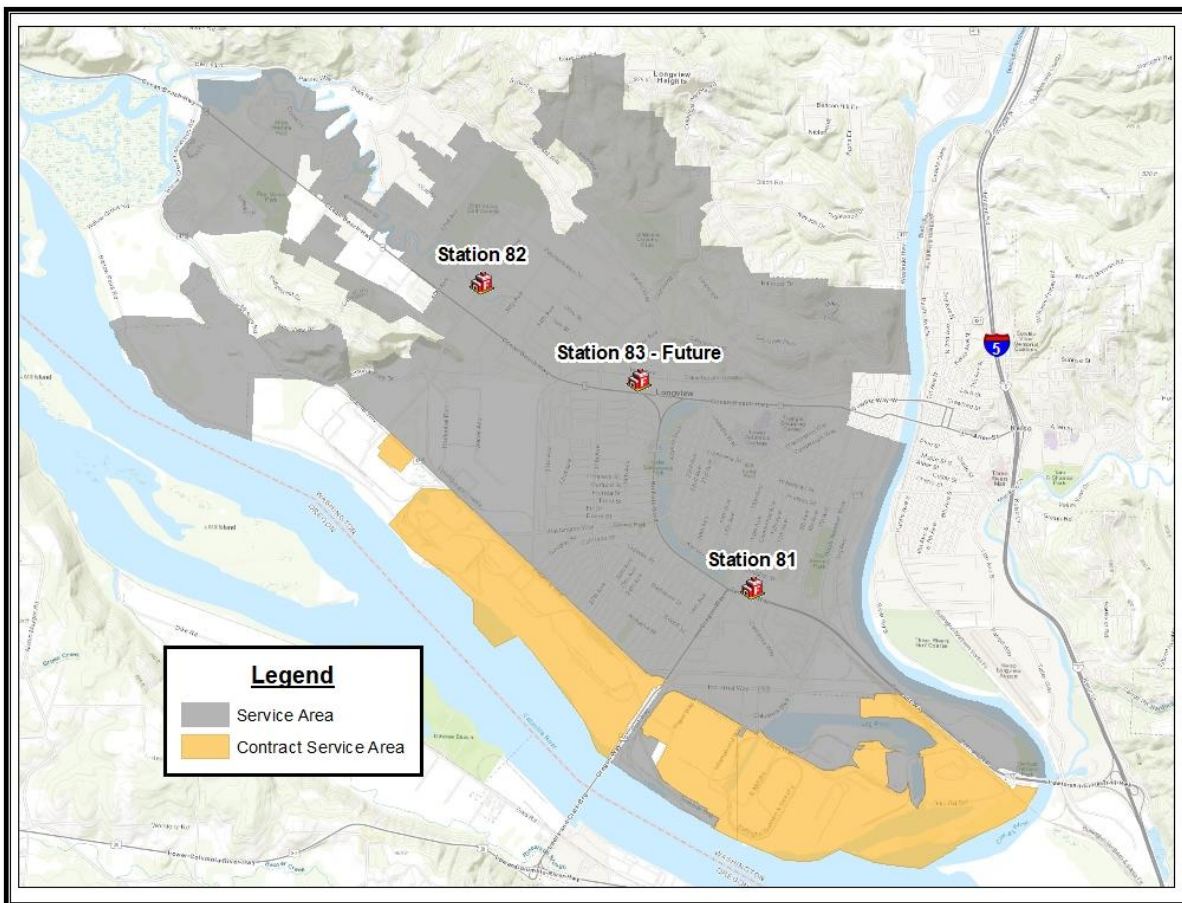
Policy PF-A.7.1 Work with other fire and rescue jurisdictions to coordinate fire related activities such as training, hazardous spill response, inspections and plan review as feasible, particularly in the City’s Planning Area.

Fire Suppression, Rescue, Emergency Medical Services (EMS), and Community Risk Reduction Provided by the Longview Fire Department

The Longview Fire Department (LFD) strives to maximize the safety and wellbeing of life, property, infrastructure, and the environment within the city limits and assigned response areas. This mission is accomplished primarily through response to fire, rescue, and emergency medical incidents. In addition, the department strives to promote safety and quality of life through emergency planning, risk reduction and prevention activities.

The organization is composed of a fully professional staff dedicated to public service. A total of 46 front line emergency response personnel, including 16 Firefighter Paramedics and 30 Firefighter EMTs, are split up among 3 shifts and represent the core of the department. Each shift is directed by a Battalion Chief who supervises daily operations and complex incidents.

The remaining LFD leadership team supports daily and emergency operations and other departmental programs. This group is made up of an Administrative Battalion Chief, Fire Marshal, Administrative Assistant, and the Fire Chief.



The LFD provides emergency services to the city from two current locations. Station 81 was built in 1975 and is the department headquarters located at 740 Commerce Avenue. This station is the home of two fire companies, Engine 81 and Ladder 81. Each company is staffed with a minimum of three firefighters at all times. The on-duty Battalion Chief is also assigned to and responds from this station.

Station 82 is the second facility staffed and operated by the LFD. It is located at 2355 38th Avenue facilitating initial emergency response to the western region of the city. The fire company, Engine 82, is housed at this station and is also staffed with a minimum of 3 three firefighters at all times. An ambulance, M82 responds from this station as staffing levels allow providing a resource for patient transport and additional personnel on the fire scene. Station 82 was built in 1979 and received a partial remodeled in 2022.

These three full time companies establish a department wide nine-person minimum staffing level. They respond to a variety of emergencies as dispatched by the Cowlitz County 911 Center. Calls for service are answered based on predetermined response tiers matching incident priority. Many EMS incidents require a single unit response, where a structure fire will require every fire resource in the city or even assistance from outside agencies.

| | |
|------------------------------|------|
| 2025 Total Calls for Service | 5910 |
| Emergent | 2590 |
| Non-Emergent | 3320 |

Mutual and Auto Aid agreements are in place with neighboring jurisdictions to reciprocate emergency resources during significant events and overwhelming periods of demand. Cowlitz 2 Fire and Rescue’s jurisdiction surrounds Longview and is the most common agency to provide and receive assistance with LFD. Both agencies partner to extend emergency services to designated Contracted Service Areas. These are the large industrial sites along the Columbia River that fall outside of any one agency’s jurisdiction. The departments each receive annual fees for response coverage.

| Response Type | Number of Incidents |
|--|---------------------|
| 2025 Mutual and Auto Aid Response Totals | 126 |
| 2025 Contracted Service Area Response Totals | 86 |

LFD administers the contract with Medix Ambulance for EMS ambulance transport within the city limits. Medix ambulances respond unassisted on most non-emergent and low

acuity EMS incidents. LFD companies respond along with Medix and assist with emergent calls for service such as stroke, cardiac arrest, and respiratory distress.

Calls for service have increase consistently since 2010 and peaked in 2022 at 6555 incidents but have gradually declined over the past three years. 2025 concluded with the fourth largest call total in the organization's history at 5910. Reasons for the decline in call volume over the last three years are likely due to multiple factors.

- Improved ambulance staffing and availability under the new ambulance contract with Medix requiring fewer LFD responses to non-emergent incidents
- Opioid epidemic awareness education and outreach programs including public access naloxone
- Improved behavioral health care resources are now available through Longview Police and local partners reducing demand for EMS intervention
- Early referral and follow up for those requiring home care and similar resources reducing dependency on emergency care systems

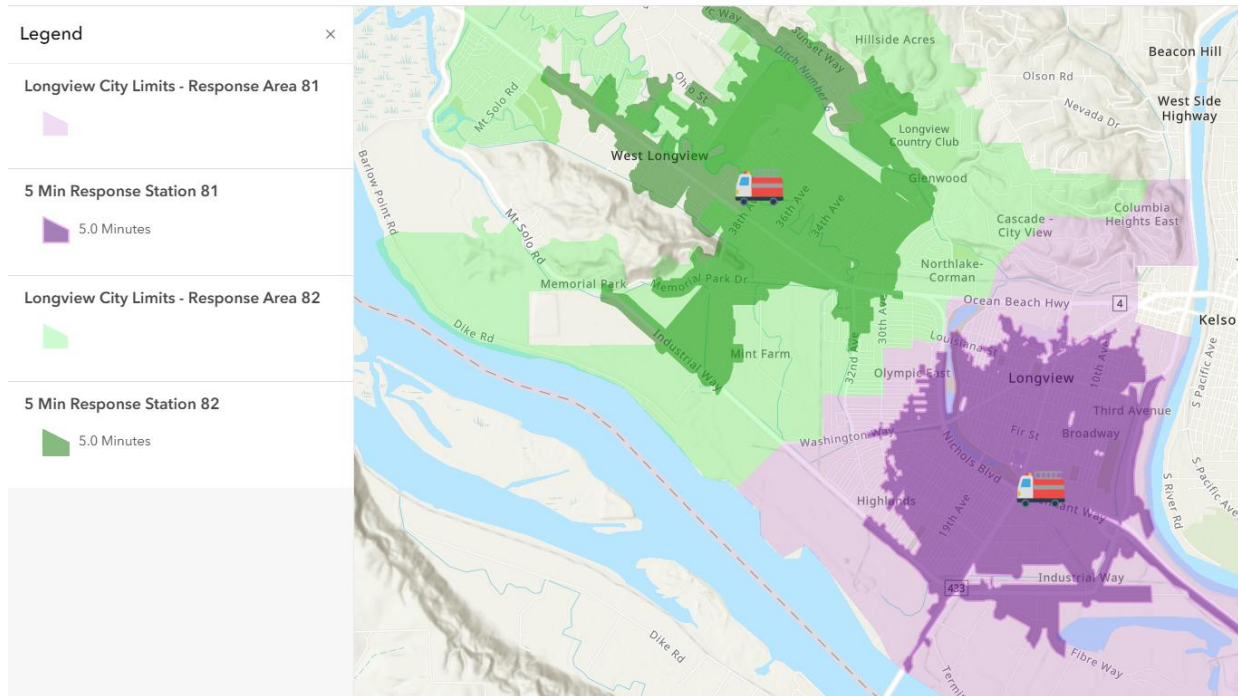
The LFD annually reports on response benchmarks to measure levels of service termed Standards of Cover. The root of these measurements is based on the 2001 National Fire Protection Agency (NFPA) 1710 Standard. This standard set recommended levels for staffing and response times expected of career staffed fire departments. The State of Washington followed with RCW 35.103.030 requiring municipalities to set their own Standards of Cover levels for fire service delivery. In 2006, the Longview City Council complied and adopted the following targets shown below in comparison to the current NFPA levels:

- 1) Respond to all medical emergencies to provide Basic Life Support (BLS) service:
 - Council adopted measure = six minutes or less, 90 percent of the time
 - NFPA 1710 measure = four minutes or less, 90 percent of the time
- 2) Respond to all Advanced Life Support (ALS) medical emergencies:
 - Council adopted measure = eight minutes or less, 90 percent of the time
 - NFPA 1710 measure = eight minutes or less, 90 percent of the time
- 3) Respond to structure fires (first unit arrival)
 - Council adopted measure = six minutes or less, 90 percent of the time
 - NFPA 1710 measure = four minutes or less, 90 percent of the time
- 4) Respond to structure fires (full alarm assignment)
 - Council adopted measure = nine minutes or less, 90 percent of the time
 - NFPA 1710 measure = eight minutes or less, 90 percent of the time
- 5) Respond to all technical rescue emergencies (first unit arrival)
 - Council adopted measure = eight minutes or less, 90 percent of the time
 - NFPA 1710 measure = five minutes or less, 90 percent of the time

| Summary: 2025 Standard of Cover | | |
|---------------------------------|---|--------------------------|
| Response Standard | Response Type | Percent Meeting Standard |
| 1 | Respond to BLS EMS 6 minutes or less 90% of time | 70% |
| 2 | Respond to ALS EMS in 8 minutes or less 90% of time | 94.90% |
| 3 | Respond to Structure Fires in 6 minutes or less 90% of time | 86% |
| 4 | Full Alarm Assignment arrives to structure fires in 9 minutes or less 90% of time | 50% |
| 5 | Respond to Technical Rescues in 8 minutes or less 90% of time | Not Recorded |

LFD has not been able to achieve the Council adopted Standard of Cover in the lifetime of the benchmark. The department has adopted pre-alerting technology in an attempt to reduce dispatching and turnout time with minor improvements. The single most significant hurdle to achieving consistent lower response times year after year is fire station and resource location. The geographic center and northern sections of the city are a significant distance from available emergency resources.

Longview Fire Department Stations and Response Times



The arrival of a full alarm assignment continues to be one of the targets with the lowest compliance. A full alarm assignment to a structure fire often requires mutual aid resources to achieve the necessary number of firefighters to operate effectively. NFPA 1710 sets the benchmark minimum number of firefighters for a single house fire at 16. LFD cannot achieve this recommended level with a minimum of 9 firefighters on duty. Depending on mutual aid resources extends response times for fire companies traveling from outside of the city.

LFD also provides the community with additional services designed to reduce the need for emergency response. Incidents that never happen preserve resources, reduce economic impacts, and promote community quality of life. The Fire Prevention Division falls under the supervision of the Fire Marshal.

Public education events, code enforcement, fire investigation, and community development and plans review are all services provided by the prevention division. The Administrative Assistant coordinates and participates in Safe Kids activities and events throughout the city and county. Fire crews assist with public education activities and are responsible to perform a fraction of the over 2000 commercial fire and life safety inspections. In 2025 only 68% of these inspections scheduled for the year were completed and a limited number of those had full follow-up to ensure compliance.

| 2025 Fire and Life Safety Inspections | | |
|--|--------------------|-----------------|
| Annual Completed | Biennial Completed | Total Completed |
| 397 | 509 | 906 |
| 61% | 74% | 68% |

In addition, the department is a primary driving force in local emergency preparedness and planning. LFD representatives work with other city staff and departments to establish an Emergency Operations Center where resources are coordinated to address significant events and incidents. Department personnel receive training in the National Incident Management System to operate within response frameworks and support emergency management.

2025 brought new challenges to LFD operations and programs due to budgeting cuts and general fund shortfalls. The single biggest impact was the initial loss of funding for the organization’s apparatus and equipment depreciation account. The action of defunding this line item preserved current operations in the short term. However, delayed funding can create significant future financial impacts as specialized fire department vehicles, such as ladder trucks, and other critical equipment quickly inflate in cost. Manufacturing delays are also a factor as fire department apparatus build and delivery times are now measured in years.

Future Planning/Improvements:

Meeting the Standards of Cover is a measurement. The real focus is getting enough emergency crews to the site of a fire or EMS incident in the most timely and efficient manner possible to achieve the department mission. NFPA reports that the time required to safely escape a fire in the modern home environment is as low as 3 minutes. In addition, successful EMS interventions at events such as a cardiac arrest should be initiated prior to 6 minutes. These examples illustrate that time matters in emergency response.

Construction of a new fire station is a priority where resources would be consistently located closer to the most underserved areas of the city. Property for a future Station 83 was purchased over 15 years ago along the 2700 block of Ocean Beach Highway. Fire crews based at this location could provide quicker responses to those furthest from current LFD resources. Additional future plans for Station 83 include utilizing the site as a training center for existing crews and providing a location to host new recruit fire academies.

Staffing a dedicated fourth fire company adds significant depth to department capabilities. This results in less reliance on outside mutual aid, faster response times,

better outcomes for the community, and increased safety for firefighters. Added staffing could also allow dedicated training to prepare firefighters for emergency situations and provides additional personnel for risk reduction projects.

The fire prevention division requires additional support. The LFD has been fortunate to have over 20 years of strong leadership from the Fire Marshal position. However, a single person cannot provide the level of service the City of Longview requires. The department is well below the recognized national standard, NFPA 1750, relating to fire prevention staffing. Inspections, community focused safety initiatives, resource referrals, and education from dedicated prevention staff are an overlooked aspect in protecting the community. Prevention staff could also assist with local emergency planning efforts.

Investing in facilities, critical equipment, and apparatus through a dedicated and well managed depreciation fund is necessary for efficient and reliable emergency response. This and other projects require significant investment from the general fund and other sources. Contracts, fees, grants, voter approved levies, and bonds are all strategies to be explored and utilized to secure future service enhancements and planning needs.

Public Safety

Fire Suppression and Emergency Medical Services (EMS) Provided by City

Within the city limits, fire suppression, EMS, and associated capital facilities are managed and maintained by the Longview Fire Department (LFD). Primary assets consist of two fire stations that house support apparatus including engine companies, an aerial ladder truck, and a number of other specialty vehicles and equipment. Department staffing includes 43 firefighters, six interns, three battalion chiefs, a fire marshal, an administrative assistant, and the fire chief. Thirty-five of the department's personnel are emergency medical technicians, and 11 are paramedic trained.

Built in 1975, the main station, Station 81, is located at 740 Commerce Avenue. At least six firefighters and one battalion chief are on duty 24/7. The Fire Marshal also works part time out of this facility and part time at the Community Development Department, located in City Hall.

The second station, Station 82, was built in 1979. It is located at 2355 38th Avenue and houses Engine 82 together with a minimum three-person engine company, which responds primarily to emergency calls in Longview's west end. To enable the fastest possible response, the station closest to a call is dispatched, while the stations back up one another. Calls for structural fires require all units from both stations to respond in order to staff and perform all on-scene rescue and fire control measures. An ambulance is also housed at Station 82 and, when staffing levels permit, is staffed with at least two personnel.

Figure 7-1. Fire Suppression and Emergency Medical Service Boundaries



Source: City of Longview 2006 Comprehensive Plan

The Cowlitz County 911 Center currently dispatches emergency calls. Longview's average response time to fire and emergency medical calls in 2016 was 6 minutes, 5 seconds, in response to 4,900 calls for service. In 2016, LFD responded to emergency calls in or under 5 minutes 30 seconds 68 percent of the time. Since 1990-2009, fire and emergency medical calls have increased at a rate of six percent per year. Starting in 2010, LFD stopped responding to non-emergent medical incidents, but since then, LFD's call volume has continued to increase at about the same rate, which is greater than the rate of population growth. Possible causes for the call rate increase could include an increase in calls for emergencies involving controlled substances abuse and an increasing portion of the local population who use the pre-hospital system and emergency response as their primary healthcare services. This phenomenon was part of the reason that LFD adjusted response to only emergent EMS incidents. If there is a surge in new construction growth in the city, an increase demand for fire prevention services, including review of new building permits, site inspections for code compliance during the construction phase, and continued annual site prevention inspections may be expected.

LFD participates in a mutual aid agreement with all Cowlitz County fire agencies in order to provide overlapping emergency response. It also contracts with 14 entities outside of the city limits to provide fire protection service at industrial sites such as Weyerhaeuser, Westrock (KapStone), EGT,

Specialty Minerals, and Axiall. In conjunction with these efforts, LFD provides confined space rescue services and has frequent interaction with other fire agencies, especially Cowlitz 2 Fire and Rescue as it is a partner in the industrial site agreements.

Level of Service (LOS) Standards

RCW 35.103.030 requires that Washington cities and towns maintain a written statement or policy addressing fire service delivery objectives, including turnout and response times for specified events. At the same time, the chapter intent is clear that it does not "in any way modify or limit the authority of cities and towns to set LOSs.

Longview has adopted a Standard of Cover (or LOS level of service) that indicates a response time of six minutes or less 90 percent of the time for the first unit to arrive. At an average of 5 minutes, 30 seconds 69 percent of the time, the current response time for emergent incidents in Longview falls short of meeting the LOS.

Longview LOS Standards

1. **Respond to all medical emergencies to provide Basic Life Support (BLS) service:**
 - a. Council adopted measure (six minutes or less, 90 percent of the time)
 - b. National Fire Protection Association (NFPA) measure (five minutes or less, 90 percent of the time)
2. **Respond to all Advanced Life Support (ALS) medical emergencies:**
 - a. Council adopted measure (eight minutes or less, 90 percent of the time)
 - b. NFPA measure (same)
3. **Respond to structure fires:**
 - a. Council adopted measure (six minutes or less, 90 percent of the time)
 - b. NFPA measure (five minutes or less, 90 percent of the time)
4. **Full alarm response arrival to structure fires:**
 - a. Council adopted measure (six minutes or less, 90 percent of the time)

- b. NFPA measure (five minutes or less, 90 percent of the time)
- 5. Respond to all technical rescue emergencies:**
- a. Council adopted measure (eight minutes or less, 90 percent of the time)
 - b. NFPA measure (five minutes or less, 90 percent of the time)

TABLE 7-2.

| SUMMARY: 2016 Incident Responses | | | |
|---|---|----------------------------|---------------------------------|
| Response Standard No. | Response Type | Number of Incidents | Percent meeting Standard |
| 1 | Respond to BLS EMS in 6 min or less 90% of time | 1207 | 49% |
| 2 | Respond to ALS EMS in 8 min or less 90% of time | 1762 | 73% |
| 3 | Respond to structure fires in 6 min or less 90% of time | 39 | 41% |
| 4 | Full assignment arrives to structure fires in 9 min or less 90% of time | 39 | 62% |
| | Respond to technical rescues in 8 min or less 90% of time | 9 | 78% |
| n/a | Responses not measured | 1913 | |
| | Total Responses | 4930 | |

Source: Longview Fire Department

AMR American Medical LOS

AMR provides the ALS level of care and ambulance transport through a service agreement with the City. As back-up transport service, the City has an interlocal agreement with Cowlitz 2 Fire and Rescue. AMR’s service agreement includes this single performance measure:

- 1. **AMR Respond to all medical emergencies to provide ALS level of care:**
 - a. Agreement compliance measure (eight minutes or less, 90 percent of the time)

TABLE 7-3.

| AMR SUMMARY: 2016 EMS Incident Responses | | | |
|---|--|----------------------------|---------------------------------|
| Response Standard No. | Response Type | Number of Incidents | Percent Meeting Standard |
| 1 | Respond to ALL EMS in 8 min. or less 90% of time | 3025 | 93% |

Source: Longview Fire Department