



May 15, 2017

To: Washington State E.C.Y., Environmental Review Section
Department of Natural Resources SEPA Center
Review Team, Dept. of Commerce
Department of Fish and Wildlife SEPA Desk
Dave Burlingame, Director Cultural Resources, Cowlitz Indian Tribe
Lisa Hendriksen, Port of Longview
Judi Strayer, Consolidated Diking Improvement District No. 1
William Fashing, Executive Director, Cowlitz Wahkiakum Council of Governments
Melody Tereski, Lower Columbia Fish Recovery Board
Willapa Hills Audubon Society, Permit Reviews
Ted Sprague, Cowlitz Economic Development Council
Bill Marcum, Kelso-Longview Chamber of Commerce
Lower Columbia Association of Realtors
Cowlitz County PUD – Right of Way
Clint Matthews, Cascade Natural Gas
CenturyLink
Ryan Hennessey, Comcast
The Daily News

From: John Brickey, Director of Community Development/Building Official

Subject: **SEPA Environmental Checklist Review - Application #E 2017-3**

Project: **Steve Haubner, Stormwater Manager with City of Longview has submitted a SEPA checklist for the City of Longview Stormwater Ordinance LID Code update. The non-project action applies city-wide in Longview, WA.**

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

The *non-project action applies city-wide*.

The SEPA Responsible Official has determined that this proposal will not likely have an adverse impact on the environment and has issued a DNS on this application. Please review the attached SEPA documents and provide your written comments to me no later than **6:00 p.m. May 29, 2017**.

If you have any questions or need additional information, please contact Adam Trimble, Planner at (360) 442-5092 or me at (360) 442-5080.

Thank you.

Attachments:

Stormwater LID code updates

Cc: Applicant: City of Longview
File



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

Description of Proposal: **E 2017-3**– The City of Longview is required under the 2012 Phase II NPDES municipal stormwater permit to update its municipal code and regulations to be consistent with the provisions of the permit. The City is required to review, revise and make effective local development-related codes, rules, standards, or other enforceable documents to incorporate and require low impact development (LID) principles and LID best management practices (BMPs). The intent of the revisions shall be to make LID the preferred and commonly-used approach to site development. **The non-project action applies city-wide.**

Proponents: Steve Haubner, Stormwater Manager
City of Longview
PO Box 128
Longview, WA 98632
Phone: 360-442-5210

Location of Proposal, Including Street Address, if any: This is a non-project action which applies city-wide. Longview is located in Cowlitz County.

Lead Agency: City of Longview, Washington

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



The comment period for this DNS ends at 6:00 on May 29, 2017.

Responsible Official: John Brickey

Position/Title: Director/Building Official

Department: Community Development

Address: PO Box 128, Longview, WA 98632

Contact Person: Adam Trimble, Planner

Phone: (360) 442-5092

Date: May 15, 2017

Signature: John H. Brickey

**City of Longview
Community Development**

SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014

Purpose of checklist:

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

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

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

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

Instructions for Lead Agencies:

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

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

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

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

1. Name of proposed project, if applicable: [\[help\]](#)

**City of Longview Low Impact Development Code Review and Changes for NPDES
Municipal Stormwater Permit Compliance**

2. Name of applicant: [\[help\]](#)

City of Longview

3. Address and phone number of applicant and contact person: [\[help\]](#)

**Steve Haubner, Stormwater Manager
360-442-5210
1525 Broadway/PO Box 128
Longview, WA 98632-7080**

4. Date checklist prepared: [\[help\]](#)

May 8, 2017

5. Agency requesting checklist: [\[help\]](#)

City of Longview

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The Longview Planning Commission will hold a public hearing on proposed code changes on May 31, 2017. The City Council is expected to consider and then adopt code changes by the end of June 2017.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

This proposal is nonproject in nature. The code updates will be subject to review as needed in the future following adoption, and any subsequent amendments will require separate environmental review.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Not applicable (nonproject proposal)

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

The City of Longview is required under the 2012 Phase II NPDES municipal stormwater permit to update its municipal code and regulations to be consistent with the provisions of the permit.

The City is required to review, revise and make effective local development-related codes, rules, standards, or other enforceable documents to incorporate and require low impact development (LID) principles and LID best management practices (BMPs). The intent of the revisions shall be to make LID the preferred and commonly-used approach to site development.

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

The City of Longview is located in Cowlitz County in southwest Washington.

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

1. Earth

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

[\[help\]](#)

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

2. Air

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

3. Water

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

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

[\[help\]](#)

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

b. Ground Water:

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

c. Water runoff (including stormwater):

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

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

____deciduous tree: alder, maple, aspen, other

____evergreen tree: fir, cedar, pine, other

____shrubs

- ___ grass
- ___ pasture
- ___ crop or grain
- ___ Orchards, vineyards or other permanent crops.
- ___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ___ water plants: water lily, eelgrass, milfoil, other
- ___ other types of vegetation

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

5. Animals

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

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

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

fish: bass, salmon, trout, herring, shellfish, other _____

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

6. Energy and natural resources

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

7. Environmental health

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

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

Not applicable (nonproject proposal)

- 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.

Not applicable (nonproject proposal)

- 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.

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

b. Noise

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

8. Land and shoreline use

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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:

Not applicable (nonproject proposal)

c. Describe any structures on the site. [\[help\]](#)

Not applicable (nonproject proposal)

d. Will any structures be demolished? If so, what? [\[help\]](#)

Not applicable (nonproject proposal)

e. What is the current zoning classification of the site? [\[help\]](#)

Not applicable (nonproject proposal)

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Not applicable (nonproject proposal)

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable (nonproject proposal)

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Not applicable (nonproject proposal)

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Not applicable (nonproject proposal)

j. Approximately how many people would the completed project displace? [\[help\]](#)

Not applicable (nonproject proposal)

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable (nonproject proposal)

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Not applicable (nonproject proposal)

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable (nonproject proposal)

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable (nonproject proposal)

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable (nonproject proposal)

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Not applicable (nonproject proposal)

10. Aesthetics

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

Not applicable (nonproject proposal)

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Not applicable (nonproject proposal)

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Not applicable (nonproject proposal)

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Not applicable (nonproject proposal)

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not applicable (nonproject proposal)

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Not applicable (nonproject proposal)

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Not applicable (nonproject proposal)

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Not applicable (nonproject proposal)

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

Not applicable (nonproject proposal)

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Not applicable (nonproject proposal)

13. Historic and cultural preservation

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

[\[help\]](#)

Not applicable (nonproject proposal)

- 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 applicable (nonproject proposal)

14. Transportation

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

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

Not applicable (nonproject proposal)

- 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.

Not applicable (nonproject proposal)

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Not applicable (nonproject proposal)

15. Public services

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

Not applicable (nonproject proposal)

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Not applicable (nonproject proposal)

16. Utilities

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

Not applicable (nonproject proposal)

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Not applicable (nonproject proposal)

C. Signature [HELP]

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

Signature: _____

Name of signee STEVE HAUBNER

Position and Agency/Organization STORMWATER MANAGER / CITY OF LONGVIEW

Date Submitted: 5/11/17

D. supplemental sheet for nonproject actions [help]

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

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

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

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

This nonproject proposal will not increase the above adverse environmental impacts; the purpose of the proposal is to encourage and require land development projects to adopt low impact development principles and practices to create a more sustainable urban footprint and reduce the water quality and quantity impacts of stormwater runoff to receiving waterbodies.

Proposed measures to avoid or reduce such increases are:
See above.

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

Stormwater low impact development is focused on preserving native vegetation and soils, as practicable, enhancing the urban environment through the use of green infrastructure, and reducing stormwater impacts to the natural environment, including both terrestrial and aquatic habitats.

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

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

The likely impact of the proposed code changes will be land development projects that will be more energy efficient, require fewer natural resources and be more sustainable.

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

See above.

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?

The proposed code changes will have no or minimal impact on environmentally sensitive areas or areas designated for government protection, and may serve to enhance their protection.

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

See above.

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 purpose of the proposal is to encourage and require land development projects to adopt low impact development principles and practices to create a more sustainable urban footprint and reduce the water quality and quantity impacts of stormwater runoff to receiving waterbodies. It will not allow or encourage land or shoreline uses incompatible with existing plans.

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

See above.

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

The proposed code changes will have no or minimal impact on demands on transportation or public services and utilities.

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

See above.

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

The proposal is intended to comply with provisions of the Clean Water Act and 173-218 WAC for the purposes of protecting water quality and designated uses.

<i>LMC Reference</i>	<i>Code Section</i>	<i>Proposed Revision</i>
TITLE 12 -- STREETS AND SIDEWALKS		
12.50.040 - Table 12.40.040	STREET AND DEVELOPMENT STANDARDS - Streets, curbs, and sidewalks	<i>Revise design standards for Residential Access as follows :</i> Minimum right-of-way width: 60 feet <u>or as approved</u> ; Minimum pavement width: 32 feet <u>or as approved</u>
12.50.050(1)	STREET AND DEVELOPMENT STANDARDS - Streets, curbs, and sidewalks	Streets, street drainage, and sidewalks, <u>including planting/utility strips and other right-of-way improvements</u> , shall be constructed by the developer in accordance with applicable public works standards and all conditions of permit approval as applicable. All street improvements, grades and design shall comply with the standard regulations, special provisions and standard drawings adopted by the city's engineering division. Plans for the construction of sidewalks, <u>planting/utility strips</u> , curbs and gutters are to be submitted to the city for review as part of the street plans when applicable.
12.50.050(7)	STREET AND DEVELOPMENT STANDARDS - Streets, curbs, and sidewalks	Cul-De-Sacs. Permanent dead-end streets shall terminate with a turning circle. The turning circle <u>shall not may</u> include a <u>planting landscaped</u> island <u>or stormwater bioretention facility</u> , <u>unless-</u> <u>as</u> approved by the fire code official and city engineer. The maximum length from center of turning circle or hammerhead ("T") to center of intersection shall be 500 feet. The city engineer and fire code official may allow an alternative turnaround providing comparable ease of turning.

<i>LMC Reference</i>	<i>Code Section</i>	<i>Proposed Revision</i>
TITLE 19 -- ZONING		
19.20.060(1)	RESIDENTIAL ZONING DISTRICTS - Multifamily development standards	Parking lots should be located to the side and/or behind buildings and shall not dominate the front yard area. A five foot landscape buffer shall rim the perimeter of the parking lot and planting islands shall be included for lots with more than 20 spaces. All parking areas with more than 20 spaces shall include landscape islands with trees to break up the parking area into rows of not more than 12 contiguous parking spaces. <u>All parking area landscapes shall have dimensions of not less than 24 square feet of area, or not less than four feet in width by six feet in length, to ensure adequate soil, water, and space for healthy plant growth. Stormwater bioretention facilities may be incorporated into the parking lot landscaping design and used to satisfy these requirements.</u>
19.20.060(6)	RESIDENTIAL ZONING DISTRICTS - Multifamily development standards	Large multifamily complexes that have more than 25 units shall include an open space and recreational component into the site design, which comprises at least 15 percent of the gross site area. This requirement can be accomplished through the use of landscaping, play areas and common open space. <u>Vegetated stormwater management facilities such as bioretention areas and planters, conveyance swales and dispersion areas can be used to satisfy this requirement.</u>
19.28.100(2)	STANDARDS FOR MANUFACTURED HOME PARKS - Screening and landscaping	Home sites and common areas shall be landscaped and maintained so as to enhance the livability, residential character, and aesthetics of the park. Such landscaping shall consist of substantial evergreen and deciduous trees mixed with shrubbery and ground covers, all installed concurrent with property development and prior to tenant or owner occupancy. <u>Vegetated stormwater management facilities such as bioretention areas and planters, conveyance swales and dispersion areas can be used to satisfy this requirement.</u>
19.28.160	STANDARDS FOR MANUFACTURED HOME PARKS - Storm Drainage	<u>The applicant shall work with the director of public works to provide for effective storm drainage management. At a minimum, storm drainage from the site shall be contained and managed so as not to cause peaks, volume, and flows in the receiving drainage way to measurably increase from present levels. (Ord. 3122 § 16, 2010). Stormwater management shall conform to Chapter 17.80 LMC and all other applicable statutes.</u>

<i>LMC Reference</i>	<i>Code Section</i>	<i>Proposed Revision</i>
19.44.090(5)	COMMERCIAL ZONING DISTRICTS - General provisions	Stormwater Management and Erosion Control . Stormwater management runoff and erosion control shall <u>conform to be as set forth in</u> Chapter 17.80 LMC and all other applicable statutes.
19.46.030(2)(a)	SUPPLEMENTAL COMMERCIAL ZONING STANDARDS - Landscaping/screening requirements	Required Landscaping. The applicant shall professionally landscape the lot, according to an approved landscape plan as a condition precedent to receiving a certificate of occupancy for all commercial uses. Landscape plans shall meet the standards set forth in Table 19.46.030-1. The community development director shall evaluate landscape plans for all permitted uses. Landscape plan approval is a condition precedent to issuance of a building permit for the parcel. All landscaping shall be in place prior to issuance of a certificate of occupancy, unless seasonal conditions make installation unfeasible, in which case the improvements shall be bonded. A minimum of 10 percent of any site shall be landscaped. <u>Vegetated stormwater management facilities such as bioretention areas and planters, conveyance swales and dispersion areas can be used to satisfy this requirement.</u>
19.46.030(2)(b)	SUPPLEMENTAL COMMERCIAL ZONING STANDARDS - Landscaping/screening requirements	Landscape Materials and Plant Selection. Permitted landscape materials include trees, shrubs, ground cover plants, nonplant ground covers, and outdoor hardscape features, the selection of which shall be based on local climate, exposure, water availability, and drainage conditions. When new vegetation is planted, s <u>Soils in all landscaped areas</u> shall be amended, as necessary, to allow for healthy plant growth <u>as well as meet the criteria for soil quality and depth.</u> In general, planting should consist primarily of native plantings and noninvasive species in accordance with any approved planting/species list maintained by the city. Trees and shrubs shall meet the minimum size and spacing standards set forth in Table 19.46.030-1.
19.46.030(2)(d)	SUPPLEMENTAL COMMERCIAL ZONING STANDARDS - Landscaping/screening requirements	Nonplant Ground Covers. Bark dust, <u>wood</u> chips, <u>open-graded</u> aggregate, or other <u>approved</u> nonplant ground covers may be used <u>in landscaping</u> , but shall cover no more than 60 percent of the area to be landscaped and shall be confined to areas underneath plants, <u>shrubs and trees,-</u> Nonplant ground covers cannot be <u>and may not be used as</u> a substitute for ground cover plants. <u>Landscaping shall be designed to contain nonplant ground covers to prevent them from being carried off the site by stormwater runoff.</u>

LMC Reference	Code Section	Proposed Revision
19.46.030(2)(f)	SUPPLEMENTAL COMMERCIAL ZONING STANDARDS - Landscaping/screening requirements	Parking Areas. Parking areas shall be landscaped in accordance with Table 19.46.030-1. Landscaping shall consist of evenly distributed shade trees with shrubs and/or ground cover plants that conform to the criteria in this section. “Evenly distributed” means that the trees and other plants are distributed around the parking lot perimeter and between parking bays to provide a partial canopy. At a minimum, one tree per six parking spaces on average shall be planted to create a partial tree canopy over and around the parking area. All parking area landscapes shall have dimensions of not less than 24 square feet of area, or not less than four feet in width by six feet in length, to ensure adequate soil, water, and space for healthy plant growth. <u>Stormwater bioretention facilities may be incorporated into the parking lot landscaping design and used to satisfy these requirements.</u>
19.46.030 - new subsection (3)	SUPPLEMENTAL COMMERCIAL ZONING STANDARDS - Landscaping/screening requirements	<u>Central Business, General Commercial, Office/Commercial and Neighborhood Commercial Districts. The following landscaping standards apply to all new development and to the expansion by more than 25 percent of an existing building mass or site in the zone:</u> <u>(a) Required landscaping. The applicant shall professionally landscape the lot, according to an approved landscape plan as a condition precedent to receiving a certificate of occupancy for all commercial uses. The community development director shall evaluate landscape plans for all permitted uses. Landscape plan approval is a condition precedent to issuance of a building permit for the parcel. All landscaping shall be in place prior to issuance of a certificate of occupancy, unless seasonal conditions make installation unfeasible, in which case the improvements shall be bonded. A minimum of 5 percent of any site or one-half of the non-impervious area shall be landscaped. Vegetated stormwater management facilities such as bioretention areas and planters, conveyance swales and dispersion areas can be used to satisfy this requirement.</u> <u>(b) Landscape Materials and Plant Selection. Permitted landscape materials include trees, shrubs, ground cover plants, nonplant ground covers, and outdoor hardscape features, the selection of which shall be based on local climate, exposure, water availability, and drainage conditions. Soils in all landscaped areas shall be amended, as necessary, to allow for healthy plant growth as well as meet the criteria for soil quality and depth. In general, planting should consist primarily of native plantings and noninvasive species in accordance with any approved planting/species list maintained by the city.</u> <u>(c) Existing Vegetation. Existing noninvasive vegetation may be used in meeting landscape requirements.</u> <u>(d) Nonplant Ground Covers. Bark dust, wood chips, open-graded aggregate, or other approved nonplant ground covers may be used in landscaping, but shall cover no more than 60 percent of the area to be landscaped and shall be confined to areas underneath plants, shrubs and trees. Landscaping shall be designed to contain nonplant ground covers to prevent them from being carried off the site by stormwater runoff.</u>

LMC Reference	Code Section	Proposed Revision
19.55.100(1)(a)	PERFORMANCE STANDARDS – INDUSTRIAL/MANUFACTURING ZONES - Screening and landscaping	Parking Areas. A minimum of 10 percent of the total surface area of all parking areas, as measured around the perimeter of all parking spaces and maneuvering areas, shall be landscaped. Such landscaping shall consist of “evenly distributed” shade trees with shrubs and/or ground cover plants that conform to the criteria in this section. “Evenly distributed” means that the trees and other plants are distributed around the parking lot perimeter and between parking bays to provide a partial canopy. At a minimum, one tree per six parking spaces on average shall be planted to create a partial tree canopy over and around the parking area. All parking areas with more than 20 spaces shall include landscape islands with trees to break up the parking area into rows of not more than 12 contiguous parking spaces. All parking area landscapes shall have dimensions of not less than 24 square feet of area, or not less than four feet in width by six feet in length, to ensure adequate soil, water, and space for healthy plant growth. <u>Stormwater bioretention facilities may be incorporated into the parking lot landscaping design and used to satisfy these requirements.</u>
19.55.100(1)(e)	PERFORMANCE STANDARDS – INDUSTRIAL/MANUFACTURING ZONES - Screening and landscaping	Front Yards and Frontage Landscaping Improvements. To increase the compatibility and appearance of industrial uses with that of other adjacent and nearby uses, front yards per the definition of Chapter 19.09 LMC, excluding ingress and egress points, shall be landscaped to include landscaping that enhances the property and provides visual buffering. In recognition of the multitude of potential uses within industrial zones, no specific numerical standard is specified herein. Street trees shall be planted along the entire public road frontage area unless existing street trees are adequate in the opinion of the approval authority and shall be done in accordance with applicable standards. Additional landscaping shall be located within the front yard setback area in accordance with the criteria of this section, while providing reasonable opportunity for signage, entrance features, parking and ingress and egress areas. <u>Vegetated stormwater management facilities such as bioretention areas and planters, conveyance swales and dispersion areas can be used to satisfy this requirement.</u>

<i>LMC Reference</i>	<i>Code Section</i>	<i>Proposed Revision</i>
19.66.030	PLANNED UNIT DEVELOPMENT - Definitions	“Open space” means any land or area that is retained for use as active or passive recreation areas, or for resource protection in an essentially undeveloped state. Open space may be: (1) dedicated to the city; (2) placed in a conservation easement; or (3) owned by a homeowners’ association. Building setbacks, yards, stormwater ponds, rights-of-way, and undeveloped portions of residential lots shall not be included as open space. At the city’s discretion, stormwater facilities that utilize <u>Open space may be utilized for stormwater management through</u> low impact development (LID) techniques <u>approaches that utilize dispersion and/or infiltration of stormwater runoff. and/or</u> <u>Stormwater facilities that</u> serve as a recreational <u>or aesthetic</u> amenity (e.g., underground detention with recreational area atop, etc.) may be utilized to satisfy up to one-quarter of the required open space area.
19.78.060	OFF-STREET PARKING AND LOADING - Surface requirements	Every off-street automobile parking and truck loading and unloading space and necessary means of access to such space, such as driveways, shall be made permanently available for such purpose and shall be improved with asphaltic or Portland cement concrete <u>or other approved alternatives including porous pavements and pavers</u>, and be well maintained. (Ord. 3044 § 6, 2008; Ord. 1415 § 1, 1969).

LMC Reference	Code Section	Proposed Revision
19.78.061	OFF-STREET PARKING AND LOADING - Drainage of surface water	19.78.061 Drainage of surface water — <u>Resurfacing or reconstruction of P</u>paved or hard-surfaced areas – Permit required. (1) In any commercial or manufacturing district, no person shall commence work on the construction, alteration or repair of any open-air (meaning not permanently enclosed on all sides, except for entrances and exits, and roofed) off-street parking area which is to be paved or otherwise hard-surfaced without first obtaining a written permit for such work from the department of community and economic development. (2) Any person requesting such a permit shall file a written application therefor with the department of community and economic development. Such application shall be made on a standard city form provided for that purpose by the department and shall include: (a) The name and address of the applicant; (b) The name and address of the owner of the property where the work is proposed; (c) The exact location of the proposed work, giving the street address and legal description of the property involved; (d) A detailed plan showing the exact dimensions of the property, the location of existing or proposed buildings on the property and existing or proposed loading platforms, including the exact location of all existing or proposed driveways to be used to serve such off-street parking facilities and platforms; (e) The plan shall also show the details of grading, drainage and surfacing, including the surfacing materials to be used, and the location of all landscaping; (f) All landscaping shall be so located, and thereafter maintained, by the owner or tenant of the off-street parking lot, depending on who is in charge of the same, so that such landscaping does not present a hazard to vehicle or pedestrian traffic using any abutting sidewalk, street or alley; <u>(g) Stormwater site plan that conforms to Chapter 17.80 LMC.</u> (3) No permit shall be issued by the abovenamed department until the city engineer's office has approved such application. In connection therewith the engineer's office may require the applicant, at applicant's expense, to furnish such additional information as the engineer's office deems necessary in order to allow such office to make an expert determination that the surfacing will be adequate, will be properly drained, and that the construction of such off-street parking lot in accordance with the design will not present a hazard to vehicle or pedestrian traffic. (4) No plan shall be approved nor permit issued where it appears that the proposed work, or any part thereof, conflicts with any other provisions of this title. (Ord. 2774, 2000; Ord. 1702 § 2, 1974).
19.78.062	OFF-STREET PARKING AND LOADING - Type of drainage - Alteration prohibited	Remove this section (already covered under LMC 17.80)

LMC Reference	Code Section	Proposed Revision
19.78.120	OFF-STREET PARKING AND LOADING - Landscaping requirements - Height limitations	All new and/or enlarged parking lots shall provide a landscape buffer of not less than five feet in width between the public right-of-way and the parking lot. Parking lots serving buildings with 10,000 square feet of floor area or larger shall provide additional landscape and parking lot design features such as landscaped islands, separated pedestrian walkways, and other features to lessen the visual impact and/or increase the safety of the parking areas. Said area shall be landscaped with evergreen plants, deciduous trees and shrubs. <u>All parking areas with more than 20 spaces shall include landscape islands with trees to break up the parking area into rows of not more than 12 contiguous parking spaces. All parking area landscapes shall have dimensions of not less than 24 square feet of area, or not less than four feet in width by six feet in length, to ensure adequate soil, water, and space for healthy plant growth. Stormwater bioretention facilities may be incorporated into the parking lot landscaping design and used to satisfy these requirements.</u> Landscaping located at driveway intersections and adjacent to the public right-of-way shall conform to the height standards of Chapter 16.46 LMC (except for individual trees that do not obstruct visibility or access for pedestrian, vehicular and emergency services). All new and/or enlarged commercial parking lots that abut residential zones along the side and/or rear property lines shall provide a sight-obscuring landscape buffer along abutting property lines. All required landscaping shall be maintained in a healthy condition. (Ord. 2921 § 3, 2005; Ord. 2619 § 12, 1996).
19.80.110(1)	LONGVIEW SUBDIVISION CODE - Application requirements	Preapplication Conference. A preapplication conference is <u>not</u> required for <u>a all</u> subdivision <u>applications, but is strongly encouraged. Prospective developers who do not arrange for a conference may encounter delay or denial.</u> The preapplication conference is a means of screening subdivision proposals in their earliest stages of design before proponents are committed to a particular design. It is also a means for staff and other public officials to convey information, identify problems and information, to determine a proposal's feasibility, to acquaint the prospective applicant with the procedural steps for plat approval. Participation in a preapplication conference and agreement by a prospective applicant to conclusions reached at such conference shall in no way guarantee project approval, prohibit changes of opinion by public agency participants, or prohibit identification and discussion of such additional problems or issues as may arise in the review process. A preapplication conference is nonbinding and advisory in intent and effect.

<i>LMC Reference</i>	<i>Code Section</i>	<i>Proposed Revision</i>
19.80.110(2)(m)	LONGVIEW SUBDIVISION CODE - Application requirements (Application Contents)	Preliminary stormwater report <u>site plan that complies with LMC 17.80</u> ; and
19.80.120(1)(a)	LONGVIEW SUBDIVISION CODE - Approval criteria	Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for transportation, water, storm drainage <u>stormwater management</u> , erosion <u>and sediment</u> control and sanitary sewage disposal methods that are consistent with the city's current ordinances, standards and plans;
19.80.120(1)(g)	LONGVIEW SUBDIVISION CODE - Approval criteria	Compliance with the following: (i) State requirements including those set for in Chapter 58.17 RCW; (ii) Longview parks and recreation plan and the Cowlitz regional trails plan; (iii) Longview zoning ordinance; (iv) Cowlitz County shoreline master program; (v) Other plans and programs as the city has adopted, including t <u>The stormwater runoff standards management requirements</u> set forth in Chapter 17.80 LMC; (vi) The standards of this chapter and this title; (vii) The International Fire Code and other adopted code; and (viii) Plans and specifications adopted by the public works department including those set forth in Chapter 12.50 LMC and the Kelso /Longview standard plans and specifications; <u>and</u> <u>(ix) Other plans and programs as the city has adopted.</u>
19.80.130	LONGVIEW SUBDIVISION CODE - Minimum standards	Public improvements may be required of any subdivision and shall be installed at the expense of the owner. Unless otherwise noted, all designs shall be consistent with the Kelso /Longview standard plans and specifications; provided, that if a conflict exists between two different standards, the required design shall be determined by the city engineer. The following standards within this section shall be followed in the development of all subdivisions and shall be considered minimum standards:

<i>LMC Reference</i>	<i>Code Section</i>	<i>Proposed Revision</i>
19.80.130(2)	LONGVIEW SUBDIVISION CODE - Minimum standards	Stormwater management shall conform to Chapter 17.80 LMC <u>and all other applicable statutes.</u> (a) Innovative Stormwater Management Techniques. To encourage innovative and environmentally sound development approaches (i.e., low impact development, etc.) to stormwater management, the city may modify its adopted standards and guidelines; provided, that the proposal provides equal or superior design. Any requested/permitted deviation shall be reviewed pursuant to LMC 19.80.180. <u>Stormwater low impact development (LID) best management practices and site designs that minimize impervious surfaces, native vegetation loss, and stormwater runoff shall be implemented to the fullest extent practicable.</u>
19.80.150(3)	LONGVIEW SUBDIVISION CODE - Submission of construction plans	Grading, drainage and erosion control <u>Stormwater management.</u> (a) Overall project and individual L lot grading plans including approximate quantities of fill and excavation; (b) Construction erosion and sediment control plans; (c) Location of drainage and other utilities easements; (d) drainage retention proposals, p Plan and profile view of <u>stormwater drainage infrastructure including the catch basin size and location, and storm sewer pipe size, type, location, depth and connections;</u> (e) Plan and profile view of stormwater management best management practices and facilities including size, location, drainage area, and inlet and outlet details; and (f) Conservation, open space, and/or landscaped areas being utilized as low impact development (LID) stormwater best management practices.
19.80.150(7)	LONGVIEW SUBDIVISION CODE - Submission of construction plans	Landscaping <u>and open space management</u> plan.