

Special Property Use Permit Application to the Appeal Board of Adjustment

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

Special Property Use Permit Application To the Appeal Board of Adjustment

LMC 19.12

Case Number: _____

Related Case Number: _____

THIS SECTION FOR OFFICE USE ONLY:

APPLICATION AND AUTHORIZING SIGNATURES

Each current property owner of record must sign the application or provide a letter authorizing an agent or representative to act on his or her behalf.

I hereby apply for the Special Property Use Permit as described in this application and certify that the information provided is accurate. I further certify that I am authorized to make the application and that there are no covenants, conditions, or restrictions that may limit or prohibit the Special Property Use Permit requested.

Property Owner: **James F Link Family Trust** Phone: **360-430-8145**
(Print All Information)

Mailing Address: **1103 22nd** Fax: _____
(Street or PO Box)

City: **Longview** State: **WA** Zip: **98632**

Property Owner: _____ Phone: _____

Mailing Address: _____ Fax: _____
(Street or PO Box)

City: _____ State: _____ Zip: _____

Applicant: **Marc Roland** Phone: **360-846-7304**
(Print All Information)

Mailing Address: **2556 Cascade Way** Fax: _____
(Street or PO Box)

City: **Longview** State: **WA** Zip: **98632**

Relationship to Property Owner: **none**

BASIC INFORMATION ABOUT THE SITE AND PROPOSAL (attach additional pages if necessary)

Briefly describe the proposed project (land use) and/or type of business you wish to conduct: _____

Garage Industries, Inc. DBA Roland Wines is a micro-winery. We want to operate our winery and tasting room at 1106 Florida. We will be storing wine in barrels, tanks, and case goods. We will be making wine which consists of crushing and pressing grapes, fermenting juice in bins, transferring juice using gravity and pumps. We will be bottling and labeling wine. We plan to operate a tasting room where customers may sample our products and purchase pizza and light food.

Address of Property: **1106 Florida** Parcel No. **00451**

Comprehensive Plan Designation: _____ Zoning District: **general commercial**

Current Use of Property: **Vacant**

Gross land area of the site to be developed: 5800 Square Feet _____ Acres

Net land area (gross land area minus land dedicated for public purposes): _____

Describe any existing structures on the site: **one story warehouse**

Number and surface type of all existing driveways at the site: **Asphalt**

Number, type and dimensions of existing signage at the site: **no signage, but there is a concrete base where a sign once was**

Describe signage proposed for the land use requested: **Painted signs on the front and side of building**

Existing zoning and land uses of adjacent properties (including across the street, if applicable):

North: **general commercial** Current Land Uses: **Cascade Networks**

South: **general commercial** Current Land Uses: **Autoshop**

East: **general commercial** Current Land Uses: **Warehouse/forklift repair/Five Dons Brewing**

West: **general commercial** Current Land Uses: **Crossfit fitness**

Describe any Critical Areas identified on or located within 300 feet of the site: **none**

Describe any private wells, septic tanks, drain fields, etc. located on the site: **none**

BASIC INFORMATION ABOUT THE SITE AND PROPOSAL (CONT'D)

Proposed hours of operation: Wine Operations: Monday-Friday 8:00-5:00, Tasting Room Monday-Saturday 5:00-9:00 PM

Describe how parking will be accommodated for the proposed use: Existing parking lot

Describe how the proposed use will impact traffic circulation: _____

Only two employees working during day business hours should be low impact.

Tasting room hours will be after local business close, so should also be low impact

To assess whether the City will need additional information and/or whether you need to obtain additional permits or applications from other departments or agencies, please answer the following questions:

Will the proposed land use:

- | | | |
|----|---|---|
| a) | demolition of any existing structure(s)? | Require removal or
Yes No <u>no</u> |
| b) | or historically significant features? | Affect historic structures
Yes No <u>no</u> |
| c) | development standard? | Require a Variance from a
Yes No <u>no</u> |
| d) | contaminated soils or hazardous materials? | Involve fill or removal of
Yes No <u>no</u> |
| e) | an existing public storm drain,
sanitary sewer or water line? | Involve grading/fill over
Yes No <u>no</u> |
| f) | slope of 15% or greater? | Involve land that has a
Yes No <u>no</u> |
| g) | Checklist be submitted and reviewed
under the SEPA Rules (WAC 197-11)? | Require an Environmental
Yes No <u>no</u> |
| h) | of a shoreline? | Be located within 300 feet
Yes No <u>no</u> |

If you answered yes to any of the above, please contact the Planning Division before submitting your application.

SPECIAL PROPERTY USE PERMIT REVIEW CRITERIA AND DEVELOPMENT STANDARDS

In accordance with LMC 19.12.050, the Appeal Board of Adjustment shall exercise jurisdiction in receiving, granting or denying applications for Special Property Uses. No Special Property Use Permit shall be issued by the Board until after a public hearing, and until after the Building Official has found that all other provisions of the Longview Municipal Code have been fulfilled.

Criteria reviewed by the Appeal Board of Adjustment include:

- 1) The proposed use is consistent with the intended character of the zoning district and the operating characteristics of the neighborhood.
- 2) The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, or that the proposal identifies acceptable mitigation measures.
- 3) The transportation system is capable of supporting the proposed land use in addition to the existing land uses in the area. Evaluation factors include street capacity and level of service, availability of off-street parking to accommodate the proposed land use, access requirements, neighborhood impacts, and pedestrian safety.
- 4) Public services for water, sanitary and storm sewer, and to ensure that fire and police protection are capable of servicing the proposed land use and the immediate area.

Criteria that the Board utilizes to review all applications is established in LMC §19.12.050.

FILING FEES:

Public Hearing Fee: \$682.00

SEPA Review Fee: \$

Total Fees: \$682.00

Comments: _____

LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled: Date: _____ 4:30 PM

Comments: _____

FOR STAFF USE ONLY:

_____ Telecommunications Facility Propagation Map provided, if applicable.

_____ Legal Description of Property.

_____ Copy of Deed Restrictions and Restrictive Covenants (CCR's).

_____ One copy of the property deed; and, if the applicant is not the owner, a notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.

_____ Title Report, if applicable.

_____ Critical Area Permit, if required.

_____ SEPA Environmental Checklist, if required.

_____ Certificate of Appropriateness issued by the Historic Preservation Commission, if applicable.

Comments: _____

NOTES TO APPLICANT/OWNER:

1. If the Appeal Board of Adjustment or City Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. The applicant or authorized representative must attend the Appeal Board of Adjustment public hearing and be prepared to respond to any questions the Appeal Board may have.

Comments: _____

SIGNATURES:

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

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

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

Signature of Property Owner: *Paul J. [unclear]* Date: July 1, 2015

Signature of Property Owner: _____ Date: _____

Signature of Applicant: *Alan R. [unclear], President* Date: July 1, 2015

(If different than property owner)