



January 15, 2019

**To:** Washington State E.C.Y., Environmental Review Section  
Review Team, Dept. of Commerce  
Department of Archaeology & Historic Preservation  
E. Elaine Placido, Director, Cowlitz County Department of Building & Planning  
Michael Kardas, Community Development Director  
Dave LaFave, Fire Chief, Cowlitz 2 Fire & Rescue  
Lisa Hendriksen, Port of Longview  
Dave Burlingame, Director Cultural Resources, Cowlitz Indian Tribe  
Dr. Dan Zorn, Superintendent, Longview School District  
William Fashing, Executive Director, Cowlitz Wahkiakum Council of Governments  
Judi Strayer, Consolidated Diking Improvement District No. 1  
Emily Wilcox, Cowlitz County Assessor  
Ted Sprague, Cowlitz County EDC  
Bill Marcum, Kelso-Longview Chamber of Commerce  
Willapa Hills Audubon Society, Permit Reviews  
Lower Columbia Fish Recovery Board  
Jeff Cameron, Longview Public Works Director  
Jim Kambeitz, Fire Marshall  
Jennifer Wills, Longview Parks & Recreation Director  
Deborah Pineda, Captain, Longview Police Department  
The Daily News

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

**Subject:** **SEPA Environmental Checklist Review - Application #E 2019-2**

**Project:** A Non-Project Action to produce an update to the *City of Longview Comprehensive Plan 2006*. The City of Longview is **not** fully subject to the State Growth Management Act.

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

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. Tuesday, January 29, 2019**.

If you have any questions or need additional information, please contact Steve Langdon, Planning Manager or me at (360) 442-5086.

Thank you.

Attachments

Cc: Applicant: City of Longview  
File



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

**Description of Proposal:**      **E 2019-2:** The proposal is to adopt an update to the *City of Longview Comprehensive Plan 2006*. The City of Longview Draft Comprehensive Plan Update (LDCPU) is a nonproject action that is currently undergoing public review. The LDCPU has a 20-year planning horizon to the year 2040. The City's Comprehensive Plan provides a long-range land use and policy plan for the City and includes elements for land use, housing, economic development, natural environment, public facilities, utilities, public services, transportation and historic preservation. The City is not fully subject to the Growth Management Act.

**Proponent:**                                 Steve Langdon, Planning Manager  
P.O. Box 128  
Longview, WA 98632-7080  
Phone: (360) 442-5083

**Location of Proposal, Including Street Address, if any:** The Comprehensive Plan Update Planning Area includes the City limits and unincorporated land, which may be annexed by the City to accommodate growth in the future. The City of Longview is located in Cowlitz County which is located in Southwest Washington.

**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.

☒      This DNS is issued under 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 **Tuesday, January 29, 2019**.

Responsible Official:                         John Brickey

Position/Title:                                 Director/Building Official

Department:                                   Community Development

Address:                                         PO Box 128, Longview, WA 98632

Phone:                                           (360) 442-5086

Contact Person:                               Steve Langdon, Planning Manager

Date:    January 15, 2019

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 [\[help\]](#)

E 2019-2

1. Name of proposed project, if applicable:  
*City of Longview Comprehensive Plan Update (E 2019-2)*

2. Name of applicant: *City of Longview*

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

*City of Longview, Community Development  
Steve Langdon, Planning Manager  
PO Box 128/1525 Broadway Street  
Longview, WA 98632  
(360) 442-5083  
Steve.langdon@ci.longview.wa.us*

4. Date checklist prepared: *January 9, 2019*

5. Agency requesting checklist: *City of Longview*

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

*The City of Longview Draft Comprehensive Plan Update is a nonproject action that is undergoing public review. Following Planning Commission review in January/February 2019, the Longview City Council is projected to consider the plan and take action by April 2019.*

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

The nonproject Comprehensive Plan update will be subject to review as needed in the future following adoption, and any subsequent amendments will require separate environmental review. In addition the City will be evaluating and updating its development ordinances to ensure they are consistent with the updated Comprehensive Plan.

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. *None known.*

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

*Adoption of an ordinance by the City of Longview City Council.*

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.)

*The proposal is to update the City of Longview Comprehensive Plan, December 2006. The City of Longview Draft Comprehensive Plan Update has a 20-year planning horizon to the year 2040. The City is approximately 15 square miles in size. The area outside of the City limits but within the Planning Area Boundary is approximately 7 square miles in size. The City's Comprehensive Plan provides a long-range land use and policy plan for the City. The Comprehensive Plan includes elements for land use, housing, economic development, natural environment, public facilities, utilities, public services, transportation and historic preservation. The City of Longview Draft Comprehensive Plan Update is attached on a compact disc or otherwise electronically attached.*

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 City of Longview is located in Cowlitz County which is located in Southwest Washington. The Planning Area includes the City limits and unincorporated land, which may be annexed by the City to accommodate growth in the future..*

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

### **1. Earth**

#### **a. General description of the site:**

*Most of the City and its Planning Area is located on the Columbia and Cowlitz river valley bottoms and is relatively flat. The City and its Planning Area also includes hillsides to the north and Mt. Solo. Slopes vary substantially in these areas.*

(circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other \_\_\_\_\_

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

*Steep slopes 15 percent and greater are found in the City & Planning Area Boundary.*

#### **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.**

*According to US Natural Resources Conservation Service soil surveys, the predominant soil in the lowlands is the Caples- Clato- Newberg general soil type unit. These soils are very deep, artificially drained and well drained soils on flood plains. The predominant soil on the hillsides is the Hazeldell-Olympic (H-O) and the Kelso-Kalama-Minniece (K-K-M) general soil type units. The H-O soils are very deep and deep, well drained soils; on benches,*

*terraces, hillsides and mountain slopes. The K-K-M soils are very deep, somewhat poorly drained and moderately well drained soils; on terraces and terrace escarpments*

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

*Within Longview, the areas with the most unstable soils and a history of landslides (active and ancient) are primarily located in the upland areas of Longview and within the Planning Area north of the City limits. Isolated locations were also documented around Mt. Solo. Much of Longview was dredged and filled during the initial layout of the City, which means most of the low-lying areas are at risk of liquefaction during a major seismic event.*

- 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.

*As a nonproject action, the updated Comprehensive Plan will not result in fill and grade activities. Indirectly, future site-specific development that may be allowed under the plan and implementing development regulations may include filling and grading. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.*

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

*As a nonproject action, the Comprehensive Plan Update will not result in erosion. Indirectly, future site-specific development, which may be allowed under the Plan and implementing development regulations, may result in clearing and construction activities with the potential for erosion. Future site-specific project actions would be subject to further environmental review on a case-by-case basis. Potential erosion during construction will be mitigated according to federal, state and local regulations.*

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

*Does not apply to the Comprehensive Plan Update, a nonproject action. Zoning, surface water management, and other standards will regulate the extent of impervious surfaces on future site-specific development.*

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

*At a programmatic level applicable to a nonproject action, the City would apply the goals, objectives and policies of Natural Environmental Element and other Comprehensive Plan elements to any updates or modifications to the City's development codes.*

## **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.

*Adoption of the Comprehensive Plan Update would not, in itself, have direct affects on air quality. It will, however, provide a framework that will guide growth and development upon annexation during the 20-year planning period. It will result in subsequent actions by the City to implement the plan, such as applying new development regulations and constructing infrastructure projects, along with actions by private parties within the Plan's framework.*

*Indirectly, therefore, the Comprehensive Plan Update could affect air quality in three ways. During construction of infrastructure or private projects, dust impacts from construction activities may occur, even if localized and temporary. Pollutants may be released during residential wood burning at new homes and from new business facilities. Last, traffic due to population and employment growth will generate vehicle emissions.*

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

*Non-applicable to the nonproject Comprehensive Plan Update. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.*

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

*At a programmatic level, the following types of policies and regulations would apply:*

- ☐ *Impacts due to construction would be addressed by Southwest Clean Air Agency (SWCAA) regulations for fugitive dust control;*
- ☐ *Impacts due to emissions from stationary sources would be addressed by compliance with SWCAA requirements for emission control and permitting;*
- ☐ *Localized impacts caused by traffic emissions at congested intersections would be addressed on a case-by-case basis.*

### 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.

*The Columbia and Cowlitz rivers, a number of creeks and intermittent watercourses such as Clark Creek, and a ditch system drain the Longview Planning Area Boundary. The Columbia River receives water from the Cowlitz River and the other drainages. Lake Sacajawea is an integral part of the City's park system and is considered to be the City's crown jewel. The water source for Lake Sacajawea is from the Cowlitz River and groundwater.*

- 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.

*Non-applicable to the nonproject Comprehensive Plan Update. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.*

- 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. *Not applicable*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *Not applicable*
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

*Longview is protected from flooding by a system of levees and ditches. Longview has some frequently flooded areas associated with the Columbia and Cowlitz rivers, the Barlow Point area, and some of the drainage ditches around the City. Approximately 4% of the City is within the 100 year floodplain. Many of these areas contain wetlands, particularly along the Columbia and Cowlitz river shorelines.*

- 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. *Not applicable*

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.

*Non-applicable to the nonproject Comprehensive Plan Update. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.*

- 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.

*The Comprehensive Plan Update is a nonproject action and does not impact groundwater. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.*

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.

*The Comprehensive Plan Update is a nonproject action and does not impact water resources. Development allowed by the Proposed Comprehensive Plan Update may add impervious surfaces that would result in stormwater runoff. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.*



2) Could waste materials enter ground or surface waters? If so, generally describe. *Not applicable*

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. *Not applicable*

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

*The Comprehensive Plan Update is a nonproject action and does not impact water resources. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.*

#### 4. Plants

a. Check the types of vegetation found on the site: *Not applicable, the proposal is a nonproject action*

*The Longview PAB contains a variety of vegetation types, including deciduous, evergreen, wetland, and other plants. The Comprehensive Plan Update is a nonproject action and does not impact plants directly. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.*

☒ 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

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

*Not applicable to the nonproject Comprehensive Plan Update. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.*

c. List threatened and endangered species known to be on or near the site. *None known.*

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

- ☐ At a programmatic level applicable to a nonproject action, the City would apply the goals, objectives and policies of Natural Environmental Element and other Comprehensive Plan elements to any updates or modifications to the City's development codes.

e. List all noxious weeds and invasive species known to be on or near the site. *Not applicable*

## 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:

*In the fringes and more rural portions of the City and its Planning Area, there is habitat for hawks, owls, pheasants, ravens, grouse, black-tailed deer, and an occasional elk or black bear. A variety of bird life and small mammals have adapted to the more urbanized areas of the City. The Comprehensive Plan Update is a nonproject action and does not impact animals directly. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.*

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

mammals: deer, bear, elk, beaver, other: rabbits and rodents

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

*The Cowlitz and Columbia rivers in Longview provide habitat for seasonal and year-round fish species that are listed by the Federal Government as threatened, including, steelhead trout (summer and winter runs), and anadromous salmon. Other threatened or endangered species that may visit the area include; Bald Eagles, Columbia Whitetail Deer and seals and sea lions.*

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

*Longview is located within the Pacific Flyway migration route utilized by waterfowl migrating to and from Alaska and northern Canada. Consequently, numerous waterfowl use the wetlands, ponds, and surrounding marine waters as a migratory rest stop, or as a permanent wintering area.*

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

*At a programmatic level applicable to a nonproject action, the City would apply the goals, objectives and policies of Natural Environmental Element and other Comprehensive Plan elements to any updates or modifications to the City's development codes.*

- e. List any invasive animal species known to be on or near the site. *None known*

## 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.

*As a nonproject action, the proposal will not create any additional needs for energy. Future site-specific developments may use electric, natural gas, oil, wood stove, or solar energy sources.*

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. *Not applicable*

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:

*The Comprehensive Plan Update does not impact energy and natural resources directly. Future site-specific developments will meet the City Building and Energy Codes. Energy utilities monitor growth and demand in conjunction with local governments such as Longview. The coordination of planning efforts via the Comprehensive Plan and other measures will continue.*

## **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.

*As a nonproject action, the Comprehensive Plan Update proposal will not impact environmental health. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.*

- 1) Describe any known or possible contamination at the site from present or past uses. *Not applicable*
- 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*
- 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*
- 4) Describe special emergency services that might be required. *None known.*
- 5) Proposed measures to reduce or control environmental health hazards, if any:

*Future site-specific development would be subject to International Fire Code, City zoning regulations, and State hazardous materials regulations, as well as additional environmental review on a case-by-case basis.*

## **b. Noise**

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

Noise sources in the PAB include traffic primarily, as well as noise from existing business operations. Temporary sources will be from construction activities as future development/redevelopment occurs.

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.

*Not applicable to the nonproject Comprehensive Plan Update. Future development may add traffic, adding to background traffic noise. Future business development may result in operational noise. Temporary construction noise may be generated as development occurs. Future site-specific project actions would be subject to State, County and/or City noise regulations, and further environmental review on a case-by-case basis.*

3) Proposed measures to reduce or control noise impacts, if any: *None*

## 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.

*Existing land uses within the planning area boundary are shown in the below table.*

**Land Use Comparison  
Longview & Unincorporated Planning Area Boundary**

| Existing Land Use Category | Total Acres City + PAB | Total Acres PAB Only | % of Total PAB Only | Total Acres City Limits | % of total City Limits | % of Total City +PAB |
|----------------------------|------------------------|----------------------|---------------------|-------------------------|------------------------|----------------------|
| <i>Single Family</i>       | 3,921                  | 1,185                | 23%                 | 2,736                   | 34%                    | 30%                  |
| <i>Multi-Family</i>        | 344                    | 40                   | 1%                  | 304                     | 4%                     | 3%                   |
| <i>Commercial</i>          | 551                    | 41                   | 1%                  | 510                     | 6%                     | 4%                   |
| <i>Industrial</i>          | 2,989                  | 2,471                | 48%                 | 518                     | 7%                     | 23%                  |
| <i>Public</i>              | 1,861                  | 277                  | 6%                  | 1,584                   | 20%                    | 14%                  |
| <i>Farm/Forest Land</i>    | 420                    | 324                  | 6%                  | 96                      | 1%                     | 3%                   |
| <i>Vacant</i>              | 2,988                  | 774                  | 15%                 | 2,214                   | 28%                    | 23%                  |
| <b>TOTAL</b>               | <b>13,074</b>          | <b>5,112</b>         | <b>100%</b>         | <b>7,962</b>            | <b>100%</b>            | <b>100%</b>          |

Source: Cowlitz-Wahkiakum Council of Governments, 2016

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?

*There is no agricultural or forest lands of long-term commercial significance within the Planning Area Boundary. Some limited agriculture takes places within the PAB. It includes Christmas trees, pasture and hay crops. Most of this land used for agriculture is under*

regional power transmission lines. The forested hillsides are primarily divided into relatively small parcels and occasionally a small tract is harvested.

- 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: No

c. Describe any structures on the site.

*Structures normally associated with the land uses listed under 8(a) above.*

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

*The Comprehensive Plan Update is a nonproject action and would not cause structures to be demolished. Future site-specific development may result in structure demolition, which would be reviewed as part of environmental review on a case-by-case basis.*

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

### Acreage by Zoning District

| Zoning District                            | Total Acres | % of Zoned Area |
|--------------------------------------------|-------------|-----------------|
| Central Business District                  | 147         | 1.5%            |
| Civic Center District                      | 69          | 0.7%            |
| Country Club District                      | 274         | 2.8%            |
| County Fairgrounds District                | 50          | 0.5%            |
| Downtown Commerce                          | 68          | 0.7%            |
| General Commercial District                | 232         | 2.4%            |
| Heavy Industrial District                  | 1,946       | 20.2%           |
| Light Industrial District                  | 294         | 3.1%            |
| Mixed Use - Commercial/Industrial District | 494         | 5.1%            |
| Neighborhood Commercial                    | 10          | 0.1%            |
| Office/ Commercial Dist.                   | 101         | 1.0%            |
| Regional Commercial District               | 80          | 0.8%            |
| Residential District                       | 5,217       | 54.2%           |
| River Front District                       | 54          | 0.6%            |
| Traditional Neighborhood                   | 593         | 6.2%            |
| Total                                      | 9,628       | 100%            |

Source: Cowlitz-Wahkiakum Council of Governments, 2016

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

*Comprehensive Plan Designations are in substantial conformity with zoning classifications allotted in 8e above.*

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

*The Cowlitz River has shoreline designations of: Shoreline Residential, Urban Mixed Use and aquatic.*

*The Columbia River has shoreline designations of: High Intensity, Urban Conservancy and Aquatic.*

*Lake Sacajawea has shoreline designations of Urban Conservancy and Aquatic.*

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

*City regulations identify shorelines of the City, one-hundred-year floodplains and geologic hazard area as environmentally sensitive areas. All critical areas as identified in the City's Critical Areas Ordinance are also designated as environmentally sensitive.*

- i. Approximately how many people would reside or work in the completed project? *Not applicable*

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

*The Comprehensive Plan Update does not forecast decreases in population and employment.*

*Future site-specific project actions including their growth levels would be subject to further environmental review on a case-by-case basis.*

- k. Proposed measures to avoid or reduce displacement impacts, if any: *None*

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

☐ *At a programmatic level applicable to a nonproject action, the City would apply the goals, objectives and policies of Land Use Element and other Comprehensive Plan elements to any updates or modifications to the City's development codes. The City's planning, permitting, and environmental review processes allow for sufficient consideration of appropriate development standards to reduce land use compatibility impacts.*

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: *None, see answer to 8.b.*

## 9. Housing

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

*The following tables give historical data on the number of residential units in Longview and then provides projection of the number and type of residential units needed in the future.*

## Types of Housing in Longview and Changes Since 2000 Census

| Structure Type                              | 2000 Census | 2010 Census | 2016 ACS | % change (00-16) |
|---------------------------------------------|-------------|-------------|----------|------------------|
| 1 unit (detached or attached <sup>1</sup> ) | 10,096      | 11,049      | 10,552   | 4.5%             |
| 2-4 units                                   | 920         | 1,429       | 1,341    | 45.8%            |
| 5-19 units                                  | 1,997       | 2,113       | 1,894    | (5.2%)           |
| 20+ units                                   | 1,462       | 1,363       | 1,691    | 15.7%            |
| Mfg housing                                 | 690         | 681         | 768      | 11.3%            |
| Other (RV, boat, etc.)                      | 50          | 6           | 31       | (38%)            |
| Total                                       | 15,215      | 16,641      | 16,277   | 7.0%             |

Source: US Census Bureau, 2000/2010 Census & 2012-2016 American Community Survey 5-Year Estimates

## 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       |
| Multifamily       | 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, CWCOCG

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

*The Comprehensive Plan Update does not forecast decreases in housing units. Future site-specific project actions including their growth levels would be subject to further environmental review on a case-by-case basis.*

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

*At a programmatic level applicable to a nonproject action, the City would apply the goals, objectives and policies of the Housing Element and other Comprehensive Plan elements to any updates or modifications to the City's development codes. The City's planning, permitting, and environmental review processes allow for sufficient consideration of appropriate development standards to reduce land use compatibility impacts to residential neighborhoods. Future site-specific development will be subject to environmental review on a case-by-case basis.*

<sup>1</sup> 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.

## 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?

*No development is proposed in conjunction with this nonproject action. Future site-specific development will be subject to environmental review on a case-by-case basis.*

- b. What views in the immediate vicinity would be altered or obstructed? *None*
- c. Proposed measures to reduce or control aesthetic impacts, if any:

*Comprehensive Plan policy and regulation requirements regarding design and landscaping would apply to aesthetics issues.*

## 11. Light and glare

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

*No development is proposed in conjunction with this nonproject action. Future site-specific development will be subject to environmental review on a case-by-case basis.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views? *See 11 a.*
- c. What existing off-site sources of light or glare may affect your proposal? *See 11 a.*
- d. Proposed measures to reduce or control light and glare impacts, if any:

*No development is proposed in conjunction with this nonproject action. Future site-specific development will be subject to environmental review on a case-by-case basis.*

## 12. Recreation

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

*Parks and recreation facilities serving the residents of Longview include City and County facilities. The City of Longview maintains over 435 acres of park and open space land that offer active and passive recreational opportunities to residents and preserve natural areas of the community. Facilities owned and operated by Longview include 3,600 feet of shoreline access, 48 acres of surface water, and 5.6 miles of trails. Most of the existing trail miles are located around Lake Sacajawea.*

*The basic building blocks of the parks and recreation program are the neighborhood and community parks. Other components include regional parks; special use facilities such as an art center, memorial building, racquet and fitness complex, and senior citizen center; golf course; bikeway; and pedestrian paths.*

- 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:

*The Parks and Recreation Plan Comprehensive Plan 2016 – 20022 and future updates to that plan will direct additional parks and recreation resources in the City.*

### 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.

*No site-specific development is proposed with the Comprehensive Plan Update.*

- 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. See 13a.
- 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. *Not applicable*
- 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.

*At a programmatic level applicable to a nonproject action, the City would apply the goals, objectives and policies of the Historic Preservation Element and other Comprehensive Plan elements to any updates or modifications to the City's development codes. The City's planning, permitting, and environmental review processes allow for sufficient consideration of appropriate development standards to reduce land use compatibility impacts to historical and cultural assets. Future site-specific development will be subject to environmental review on a case-by-case basis.*

### 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.

*The primary roadway system for Longview's Planning Area is composed of state highways; Ocean Beach Highway (State Route 4) provides the primary east-west roadway through the city. It provides the City's northern access point to the I 5 Corridor and primarily serves the commercial and residential areas, especially the fast-growing West Longview area. State Route 432, also known as Industrial Way, connects the city to the I-5 Corridor in the southern end of the city. SR 432 directly accesses the Port of Longview, the large industrial complexes of Longview Fibre and Weyerhaeuser, and the City's Mint Farm Industrial Park. SR 411 provides a north-south link through the eastern edge of the city. It also provides a direct connection into the industrial area and is a commuter route for local residents*

*accessing the employment centers. Although the city limits of Longview do not include the I-5 Corridor, access to I-5 for the City's residents and commercial and industrial activities is critical to the City's growth and economy.*

*A hierarchy of minor arterials, neighborhood connectors and local streets and roads serve the remainder of the Longview Planning Area.*

- 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?

*Transit for Longview residents is provided by RiverCities Transit. The City provides public transit within the urbanized areas of Longview and Kelso on behalf of the Cowlitz Transit Authority. RiverCities Transit also operates ADA paratransit service as RiverCities LIFT, which serves disabled, medical, and special needs clientele. RiverCities Transit provides regional transportation connections beyond Longview via other transportation providers such as Columbia County Rider, Lower Columbia CAP and Wahkiakum on the Move.*

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

*Non-applicable to this nonproject action. Future site-specific development will need to meet City parking standards.*

- 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).

*New streets and other transportation facilities will be required to serve growth allowed by the Comprehensive Plan Update.*

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

*The City of Longview has direct access to other transportation modes. The deep draft marine terminal facilities at the Port of Longview, Weyerhaeuser, and the former aluminum plant facility generate a tremendous amount of truck and rail activity, primarily along the SR 432 Corridor. In addition to the marine operations, Longview is also impacted by rail activities and access to the industrial areas. Improvements to the I-5/SR 432/Talley Way interchange will have a direct impact on growth in Longview. The majority of traffic movement in the interchange area is generated by the industrial and commercial employment centers, as well as residential areas.*

- 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?

*No site-specific development is proposed with the Comprehensive Plan Update.*

- 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*

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

*Not applicable to the non-project Comprehensive Plan Update. Future site-specific project actions will be subject to State, County and City development regulations designed to help mitigate transportation impacts. Future site-specific development will also be subject to additional environmental review on a case-by-case basis.*

*The City works through CWCOC on regional issues within the Longview-Kelso-Rainier Metropolitan Planning Area (MPA). Within the MPA, the City also works closely with The City of Kelso, Cowlitz County and the Port of Longview regarding transportation network improvements along both SR 4 and SR 432. None*

**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.

*Future growth projected in the Comprehensive Plan Update would require additional public services including police protection, fire protection, schools, and others to meet service providers' standards of service.*

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

*At a programmatic level applicable to a nonproject action, the City would apply the goals, objectives and policies of the Public Facilities, Utilities and Services Element and other Comprehensive Plan elements to any updates or modifications to the City's development codes.*

*The City, School District, Cowlitz 2 Fire District and the special districts coordinate in terms of long-range plans. The process for ongoing interjurisdictional management of services and capital facilities planning should mediate impacts to these services.*

**16. Utilities**

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_ *Not applicable, the proposal is a nonproject action*

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.

**Water**

*Water facilities serving the Longview Planning Area are provided by two public agencies: the City and Beacon Hill Water and Sewer District (BHWSD). The City and BHWSD jointly own and operate a regional water treatment plant that uses well water as its source of water. In addition to the regional water treatment plant, Longview owns and operates six pump stations, 10 reservoirs, and 215± miles of transmission and distribution mains.*

**Sanitary Sewer System**

Longview is served by a regional sewer treatment plant and its collection system. The Cowlitz Water Pollution Control Plant (CWPCP) is owned and operated by the Three Rivers Regional Wastewater Authority (TRWWA) whose members include Longview, Kelso, Beacon Hill Sewer District, and Cowlitz County.

Some residential properties within Longview and its planning area continue to use residential on-site disposal systems, which should be phased out as development proceeds and sewers become available.

Major industries along the Columbia River (Longview Fibre, Weyerhaeuser and Millennium Bulk Terminals) operate their own collection and treatment systems to treat their industrial wastes.

**Natural Gas**

Cascade Natural Gas Corporation builds, operates, and maintains natural gas facilities serving the City and its planning area.

**Electricity**

Public Utility District No. 1 of Cowlitz County builds, operates, and maintains the electrical system serving the City and its planning area. Cowlitz County PUD is a municipal corporation of the State of Washington, formed to provide electric service within Cowlitz County.

**Telephone**

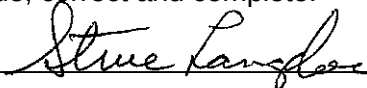
Multiple telephone service providers operate within the City, including Qwest Communications International Inc. and the US Sprint Communications Company.

**Refuse**

Longview contracts with Waste Control, Inc. to provide solid waste and recycling collection within the City limits. Weekly collection of garbage is the minimum mandatory level of service for all residents and businesses in Longview.

**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: Steven L. Langdon

Position and Agency/Organization: Planning Manager, City of Longview

Date Submitted: January 8, 2019

**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? *The proposal is not likely to significantly increase discharges. The proposal is to provide City zoning designations for approximately 237 acres the City is annexing. Most of the annexation area is already zoned for urban uses through Cowlitz County and the area has been within Longview's planning area since 1983.*

Proposed measures to avoid or reduce such increases are: *None*

2. How would the proposal be likely to affect plants, animals, fish, or marine life? *The proposal is not likely to affect the above. See answer to question one.*

Proposed measures to protect or conserve plants, animals, fish, or marine life are: *None*

3. How would the proposal be likely to deplete energy or natural resources? *The proposal is not expected to significantly deplet energy or natural resources.*

Proposed measures to protect or conserve energy and natural resources are: *None*

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 West Longview Annexation area contains none of the above except there is some floodplain areas associated with the CDID#1 drainage ditches. Providing City zoning designations on the West Longview Annexation area should have no significant adverse impact on any 100-year floodplains that exist in the area.*

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 zoning designations for the West Longview Annexation are consistent with the Future Land Use Map classifications in the 2006 Comprehensive Plan.*

Proposed measures to avoid or reduce shoreline and land use impacts are: *Future development in the West Longview Annexation area will need to be consistent with the City's Comprehensive Plan and the City's development codes.*

6. How would the proposal be likely to increase demands on transportation or public services and utilities? *The proposal is not likely to increase demands on the above. The*

*West Longview Annexation area has been in the City's planning area boundary since at least 1983. As such, the City has anticipated growth in the area and has planned for it. The area is already served by city water and sewer services.*

*Proposed measures to reduce or respond to such demand(s) are: Any future development resulting from the new zoning designation will need to be consistent with the City's Comprehensive Plan, development regulations and undergo project-specific SEPA evaluation.*

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

*The City of Longview is not fully subject to the Growth Management Act (GMA). The Comprehensive Plan Update is designed to comply with GMA requirements for critical areas. Communities not fully planning under GMA are still required to prepare a comprehensive plan for the orderly physical development of the jurisdiction. At a minimum, a land use element and circulation element must be prepared. The Comprehensive Plan Update meets and exceeds these minimum requirements.*

*No known conflicts exist based on an analysis of the Comprehensive Plan in relation to local, state and federal laws or requirements for the protection of the environment.*

**To view the City of Longview 2018  
Comprehensive Plan update please visit  
the link below:**

<https://mylongview.box.com/v/2018CompPlanUpdate>





**City of Longview  
Comprehensive Plan 2018**



# City of Longview 2018 Comprehensive Plan City of Longview, Washington

Prepared for:

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September 2018