



January 26, 2012

**To:** Washington State D.O.E., Environmental Review Section  
Alan Headley, Assistant Chief Cowlitz 2 Fire & Rescue  
Dave Burlingame, Director Cultural Resources, Cowlitz Indian Tribe  
Suzanne Cusick, Superintendent, Longview School District  
Willapa Hills Audubon Society  
Judi Strayer, Consolidated Diking Improvement District No. 1  
Cowlitz County PUD – Right of Way  
Tom Wilson, Cascade Natural Gas  
Carl Gray, Qwest (1305 Washington Way)  
Ryan Hennessey, Comcast  
Corey Aldridge Longview Transit Superintendent  
Amy Fischer, The Daily News

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

**Subject:** **SEPA Environmental Checklist Review - Application #E 2012-2**

**Project:** **Steve Jabusch with PNE Construction has submitted a SEPA checklist on behalf of Valley Christian Fellowship, for a 2 phase expansion project at their existing church. In the first phase 2,444 sq. ft. will be added for two restrooms and two offices. Footings for an expansion of the sanctuary will be poured. In phase two, a new 8,800 sq. ft. sanctuary will be added onto the church. The project includes site improvements including stormwater facilities and 30 new parking spaces. The project requires a Special Property Use Permit. The property is located at 2844 30th Ave & 2911 Pacific Way, Longview, WA.**

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

The site is zoned *R-1 Residential District*. The Comprehensive Plan classification is *Low Density Residential*. Adjacent uses include: The Longview Methodist Church, Columbia Valley Gardens Elementary School, residential single family homes, church administrative offices and Pacific Way.

The SEPA Responsible Official has determined that this proposal will not likely have an adverse impact on the environment and has issued a Determination of Non-Significance (DNS) on this application. Please review the attached SEPA documents and provide your written comments to me no later than **6:00 p.m. Thursday, February 9, 2012.**

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: SEPA checklist, Special Property Use Application, Site plan.

**Cc:** Applicant: PNE Construction  
File







**CITY OF LONGVIEW**  
**Community Development Department**  
**ENVIRONMENTAL CHECKLIST**

**A. BACKGROUND**

APPLICATION NO. E 2012-2

1. Name of proposed project, if applicable: VALLEY CHRISTIAN FELLOWSHIP  
SANCTUARY EXPANSION PROJECT
2. Name of applicant: PNE CONSTRUCTION
3. Address and phone number of applicant and contact person: STEVE TABUSCH  
1081 COLUMBIA BLVD  
LONGVIEW, WA 98632  
360-423-2245
4. Date checklist prepared: 1-5-2012
5. Agency requesting checklist: CITY OF LONGVIEW
6. Proposed timing or schedule (including phasing, if applicable): PHASE 1 - START SUMMER OF  
2012 COMPLETION FALL 2012. HOPEFULLY START PHASE 2 SOME TIME  
IN 2013.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
None at this time
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
NONE
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
NO
10. List any governmental approvals or permits that will be needed for your proposal, if known.  
SPECIAL PROPERTY USE PERMIT.  
Churches are allowed in the R-1 District only if a SPU permit is granted after a public hearing. AT

The applicant proposes two phases: a 2,444 sq. ft. expansion for rest rooms and offices, followed by an 8,800, sq. ft. Sanctuary expansion. Three church properties will be combined into one and 30 additional parking stalls will be added to the site. AT

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.

The Sanctuary Expansion Project will include 10,770 SQ FT. The Sanctuary addition will be multi-purpose, used as a Gynasium when not used as a sanctuary. Restrooms and offices will be included in the expansion. See attachments 1, 2, 3

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.

VALLEY CHRISTIAN FELLOWSHIP  
2844 30<sup>TH</sup> AVENUE  
LONGVIEW, WA 98632

The church properties are located in the NE corner of Section 29 T8N, R2W and the SE corner of Section 20 T8N, R2W AT

**TO BE COMPLETED BY APPLICANT**

**EVALUATION FOR  
AGENCY USE ONLY**

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

(a) General description of the site (circle one) Flat, rolling, hilly, steep slopes, mountainous, other

\_\_\_\_\_  
\_\_\_\_\_

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

FLAT SITE

(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 prime farmland.

~~NOT SURE ASSUME SANDY LOAM TYPE~~  
SITE. CLAY SOIL.

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

No

(e) Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

MINIMAL AMOUNTS OF EXCAVATION AND  
FILL - FOR FOOTINGS AND SEAS. LOCAL  
SOURCE FOR FILL MATERIAL

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

YES - RUNOFF FROM EXCAVATED  
AREA FOR ADDITION.

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

68% including proposed addition.  
We will have a boundary line  
adjustment done to get percent  
below 65%.

The maximum coverage allowed is 65% in the R-1 zone. The applicants propose to adjust the boundaries to combine multiple properties as part of this project. AT

**TO BE COMPLETED BY APPLICANT**

**EVALUATION FOR  
AGENCY USE ONLY**

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

SILT FENCE

**2. Air**

- (a) What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

POSSIBLE DUST IF DONE IN  
SUMMER MONTHS

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

NO

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

DUST CONTROL, WATER SITE HAS  
NECESSARY

**3. Water**

- (a) Surface:

- (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.

DRAINAGE DITCH

Consolidated diking improvement district #1 Ditch 6 West is adjacent to the site. Ditches are artificially pumped to prevent flooding. AT

- (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.

YES, APPROXIMATELY 100 FEET.

**TO BE COMPLETED BY APPLICANT**

**EVALUATION FOR  
AGENCY USE ONLY**

- (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.

Minimal Amounts of fill material  
required.

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

No

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

Don't believe so.

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

No

(b) Ground:

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities if known.

No

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

NONE

**TO BE COMPLETED BY APPLICANT**

**EVALUATION FOR  
AGENCY USE ONLY**

(c) Water Runoff - (including storm water):

(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.  
*Runoff will come from building roof drains and the parking lot. We propose to continue to send water to existing bio-swale and use pervious asphalt in new parking area. We will have a storm water engineer design the facility.*

Stormwater mitigation will be required per the Longview Stormwater Manual. SW

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

No

(d) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Pervious Asphalt

The site plan identifies new parking areas to be paved with pervious asphalt. AT

**4. Plants**

(a) Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- 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?

Minimal amounts of landscape in addition area.

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

None

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

None

**TO BE COMPLETED BY APPLICANT**

**EVALUATION FOR  
AGENCY USE ONLY**

**5. Animals**

- (a) Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: NOT AWARE OF ANY

mammals: deer, bear, elk, beaver, other: NOT AWARE OF ANY

fish: bass, salmon, trout, herring, shellfish, other: NOT AWARE OF ANY

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

NONE

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

NO

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

NONE

**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.

ELECTRIC - LIGHTS

NATURAL GAS - HEAT & COOLING

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

NO

- (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:

ENERGY EFFICIENT HEATING & COOLING SYSTEMS. ENERGY EFFICIENT LIGHTING

**TO BE COMPLETED BY APPLICANT**

**EVALUATION FOR  
AGENCY USE ONLY**

**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.

No

- (1) Describe special emergency services that might be required.

NONE

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

~~None~~ PNE CONSTRUCTION HAS SAFETY  
DEPARTMENT AND WILL ADHERE TO ALL  
SAFETY STANDARDS.

**(b) Noise**

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

EXISTING TRAFFIC ON 30TH AND PACIFIC  
WAY. MINIMAL EXCAVATION EQUIPMENT.

- (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.

7:00 A.M. - 5:00 P.M. - NOISE FROM SITE.

- (3) Proposed measures to reduce or control noise impacts, if any?

WILL NOT HAVE SIGNIFICANT NOISE  
ISSUES.

**8. Land and Shoreline Use**

- (a) What is the current use of the site and adjacent properties?

CHURCH AND SINGLE FAMILY DWELLINGS.  
SCHOOL JUST DOWN 30TH AVENUE, CHURCH ACROSS STREET.

**TO BE COMPLETED BY APPLICANT**

**EVALUATION FOR  
AGENCY USE ONLY**

(b) Has the site been used for agriculture? If so, describe.

No

(c) Describe any structures on the site.

All Properties contain the church and  
administrative building

(d) Will any structures be demolished? If so, what?

No

(e) What is the current zoning classification of the site?

Residential

The zoning is R-1  
Residential District. AT

(f) What is the current comprehensive plan designation of the site?

Low Density  
Residential

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

N/A

(h) Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Not that I am aware of.

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

638 people for worship services.

The Church reports  
approximately 10 part-  
time employees. The  
new sanctuary is  
proposed to have 638  
seats. AT

**TO BE COMPLETED BY APPLICANT**

**EVALUATION FOR  
AGENCY USE ONLY**

(j) Approximately how many people would the completed project displace?

NONE

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

N/A

(l) Proposed measures to ensure the proposal is compatible with existing and protected land uses and plans, if any:

SPECIAL PROPERTY USE PERMIT.

Staff has identified that the proposed parking areas on the site plan may conflict with rear yard setback requirements; however required off-street parking can be accommodated on site with a different configuration. The applicants can also pursue a Common Parking Agreement with neighboring properties. AT

**9. Housing**

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

N/A

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

N/A

(c) Proposed measures to reduce or control housing impacts, if any.

N/A

**10. Aesthetics**

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

35' FEET - BRICK, HORIZONTAL

SIDING. THREE-TAB ROOFING.

**TO BE COMPLETED BY APPLICANT**

**EVALUATION FOR  
AGENCY USE ONLY**

(b) What views in the immediate vicinity would be altered or obstructed?

None

(c) Proposed measures to reduce or control aesthetic impacts, if any:

Plan according to City Requirements

**11. Light and Glare**

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

Some outside of site lighting,  
Evening

(b) Could light or glare from the finished project hazard or interfere with views?

No

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

None

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

N/A

**12. Recreation**

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

None

**TO BE COMPLETED BY APPLICANT**

**EVALUATION FOR  
AGENCY USE ONLY**

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

No

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

N/A

The project does not propose impacts to recreation opportunities but the applicants intend to use the new sanctuary as a dual use- gymnasium.  
AT

**13. Historic and Cultural Preservation**

(a) Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

(b) Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

NONE

(c) Proposed measures to reduce or control impacts, if any:

N/A

**14. Transportation**

(a) Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

30<sup>TH</sup> + PACIFIC WAY

Removing one driveway and narrowing one.

(b) Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes. Bus Stop on 30<sup>th</sup> approx 300' AWAY  
and bus Stop on Pacific Way approx 300'  
West.

**TO BE COMPLETED BY APPLICANT**

**EVALUATION FOR  
AGENCY USE ONLY**

(c) How many parking spaces would the completed project have? How many would the project eliminate?

128 parking stalls total. None

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

No

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

No

(f) How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

NO IMPACT MONDAY - SATURDAY.

SUNDAY MORNINGS WILL HAVE INCREASED CHURCH ATTENDANCE.

(g) Proposed measures to reduce or control transportation impacts.

ENCOURAGE POOL TO CAR POOL OR TAKE CITY TRANSPORTATION. WILL PROVIDE BIKE PARKING AREA.

The site plan identifies an area for bicycle parking facility. AT

**15. Public Services**

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

No

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

N/A

**TO BE COMPLETED BY APPLICANT**

**EVALUATION FOR  
AGENCY USE ONLY**

**16. Utilities**

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

Commercial buildings are required to have backflow protection according to WAC 246-290-490. RH

(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.

Will use existing services

Validation of the existing 1" water meter size needs to be done. If a larger meter is required, expect significant water AND sewer connection fees. BM

**C. SIGNATURE**

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

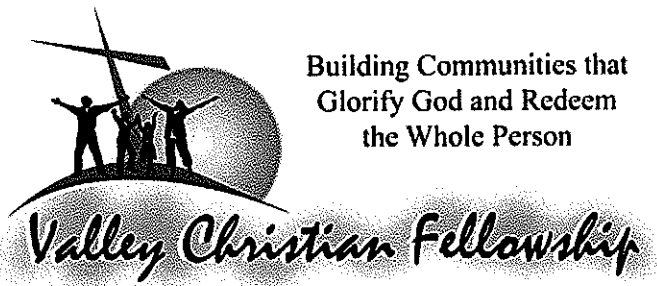
Signature: Steve Jabusch Date: 1/5/2012

Printed Name: STEVE JABUSCH

Date Submitted: 1/5/2012

2844 30th Avenue  
Longview, WA 98632

Mailing address:  
2911 Pacific Way  
Longview, WA 98632  
(360) 425-1061  
[office@vcflongview.org](mailto:office@vcflongview.org)



DATE: 1/12/2012

TO: Adam Trimble

City of Longview, Building & Planning

FROM: Steve Hixson

Valley Christian Fellowship

RE: Building Permit Request- Valley Christian Fellowship Sanctuary Expansion Project

After many years of planning, Valley Christian Fellowship is finally able to move forward with our expansion project. The proposed expansion will enable our Church to not only increase the size of our sanctuary (which is sorely needed) from 235 seats to 638, but also increase our ability to reach out and serve our community.

The new sanctuary will be a dual purpose structure. First it will allow us to conduct church services and other related functions, and secondly, it will convert into a GYM at other times increasing our ability to be a positive force in our neighborhood and community. Offering a safe place for local youth and adults to play sports and participate in other events and activities that will impact many lives in a constructive way.

Our current building has always been used as a church since it was built in 1963. The basic use has not changed from that time, other than our growing membership. We have always respected our neighbors by keeping the facility appearance up and local impact down. The church traffic is served very well by 30<sup>th</sup> Ave and Pacific Way. The church traffic is only noticeable on Sundays when local traffic is very light. Our building and parking lot lighting is adequate but not bright enough to initiate any complaints.

Again, we are building this structure to impact as many people in a positive way as possible.

Thank You very much for your consideration on this matter

Valley Christian Fellowship Church:  
 2844 30th Avenue  
 Longview, WA 98632  
 Parcel #0884002  
 88,273 Sq. Ft. (±2.03 Acre)

Valley Christian Fellowship Administrative Bldg.  
 2911 Pacific Way  
 Longview, WA 98632  
 Parcel #0203001  
 ±23,714 Sq. Ft. (±.54 Acre)

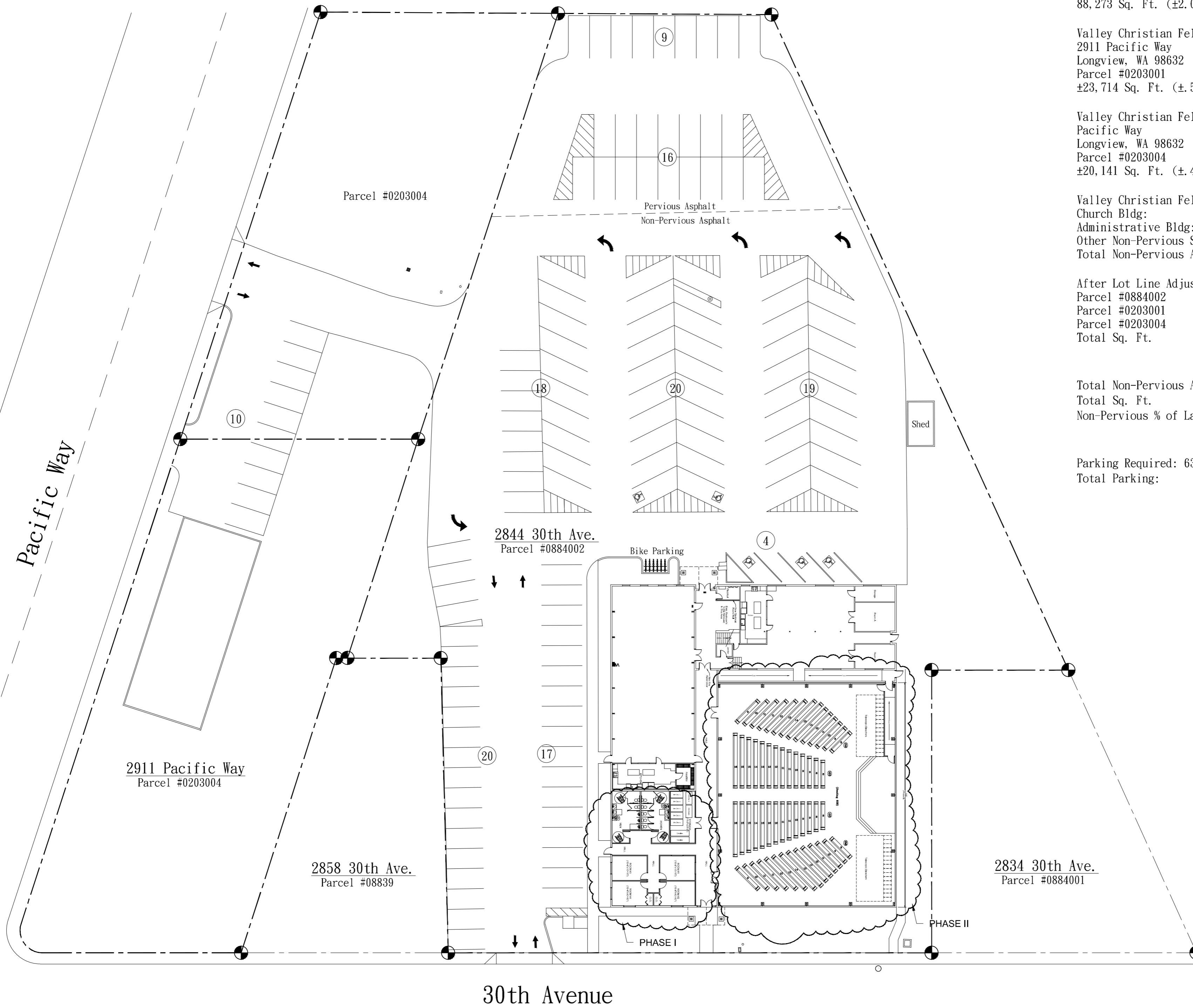
Valley Christian Fellowship Vacant Lot  
 Pacific Way  
 Longview, WA 98632  
 Parcel #0203004  
 ±20,141 Sq. Ft. (±.46 Acre)

Valley Christian Fellowship Sanctuary Expansion Project  
 Church Bldg: 17,669 Sq. Ft.  
 Administrative Bldg: 3,221 Sq. Ft.  
 Other Non-Pervious Surfaces: 53,535 Sq. Ft.  
 Total Non-Pervious Area: 74,425 Sq. Ft.

After Lot Line Adjustment  
 Parcel #0884002 88,273 Sq. Ft.  
 Parcel #0203001 23,714 Sq. Ft.  
 Parcel #0203004 20,141 Sq. Ft.  
 Total Sq. Ft. 132,128 Sq. Ft.

Total Non-Pervious Area: 74,425 Sq. Ft.  
 Total Sq. Ft. ±132,128 Sq. Ft.  
 Non-Pervious % of Land Used 56%

Parking Required:  $638 \div 5 = 127.6$  128  
 Total Parking: 133



NOTICE  
 THIS PRINT AND THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PNE AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PNE. PNE SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. PNE SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO ANY PROPERTY OR PERSONS. PNE SHALL NOT BE HELD RESPONSIBLE FOR ANY CONSTRUCTION COSTS. PNE SHALL NOT BE HELD RESPONSIBLE FOR ANY DELAYS OR INTERRUPTIONS. PNE SHALL NOT BE HELD RESPONSIBLE FOR ANY INADEQUACIES OF ANY CONTRACTS. PNE SHALL NOT BE HELD RESPONSIBLE FOR ANY INADEQUACIES OF ANY CONTRACTS. PNE SHALL NOT BE HELD RESPONSIBLE FOR ANY INADEQUACIES OF ANY CONTRACTS.

Valley Christian Fellowship Sanctuary Expansion Project  
 2844 30th Avenue  
 Longview, Washington 98632

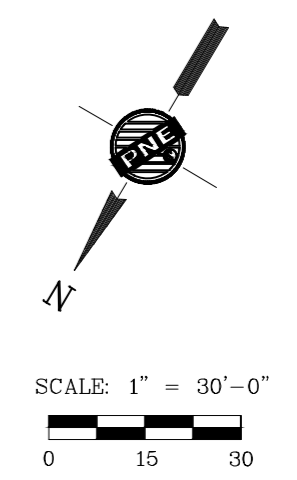
Drawn by: W.D.J.  
 Approved: B.W.  
 Issued Date: 01/12/12

Revisions


Drawing Title:  
 Site Plan  
 (Proposed)

DSL  
 2

Project No:





Copyright ©2012, Digital Map Products, Microsoft, County Appraiser, TeleAtlas, Customer Data



### Valley Christian Fellowship Church

Expansion proposal and lot combination map



1" = 126'



CityGIS



# 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: ABA 2012-1  
Related Case Number: E 2012-1

THIS SECTION FOR OFFICE USE ONLY

CITY OF LONGVIEW

JAN 05 2012

COMMUNITY DEVELOPMENT

### 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: VALLEY CHRISTIAN FELLOWSHIP Phone: 425-5640  
(Print All Information)

Mailing Address: 2844 30TH AVENUE 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: DNE CONSTRUCTION Phone: 423-2245  
(Print All Information)

Mailing Address: 1081 COLUMBIA BLVD. Fax: 423-2272  
(Street or PO Box)

City: LONGVIEW State: WA Zip: 98632

Relationship to Property Owner: GENERAL CONTRACTOR

**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: EXISTING FACILITY IS A CHURCH. PROPOSED PROJECT IS TO ADD ON TWO RESTROOMS AND TWO OFFICES.

Second phase of project is an 8,800 sq. ft. expansion for a new sanctuary/gymnasium. See attached project letter. AT

Address of Property: 2844 30<sup>TH</sup> AVE, LONGVIEW Parcel No. #0884002

Comprehensive Plan Designation: Low Density Residential Zoning District: R-1 RESIDENTIAL

Current Use of Property: CHURCH FACILITY

Gross land area of the site to be developed: 79,625 Square Feet 1.83 Acres

Net land area (gross land area minus land dedicated for public purposes): 79,625

Describe any existing structures on the site: EXISTING CHURCH FACILITY

Number and surface type of all existing driveways at the site: THREE - CONCRETE

Number, type and dimensions of existing signage at the site: TWO SIGNS - 4' X 8'

Describe signage proposed for the land use requested: NONE

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

North: \_\_\_\_\_ Current Land Uses: RESIDENTIAL

South: \_\_\_\_\_ Current Land Uses: RESIDENTIAL

East: \_\_\_\_\_ Current Land Uses: RESIDENTIAL

West: \_\_\_\_\_ Current Land Uses: RESIDENTIAL + CHURCH

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

Portions of the church property contain CDID drainage ditch 6 and a bioswale. Staff

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

OFFICE HOURS FOR FOUR DURING WEEK

Proposed hours of operation: WORSHIP SERVICE FOR 400 ON SUNDAY MORNINGS

Describe how parking will be accommodated for the proposed use: ADDING 33 PARKING

STALLS TO BRING TOTAL TO 128

Describe how the proposed use will impact traffic circulation: NO IMPACT. PEAK HOURS

ON WEEKENDS, SITE SERVED BY PACIFIC WAY & 307TH AVENUE.

*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) Require removal or demolition of any existing structure(s)?                                     | Yes _____    | No <u>X</u> |
| b) Affect historic structures or historically significant features?                                | Yes _____    | No <u>X</u> |
| c) Require a Variance from a development standard?   | Yes <u>X</u> | No _____    |
| d) Involve fill or removal of contaminated soils or hazardous materials?                           | Yes _____    | No <u>X</u> |
| e) Involve grading/fill over an existing public storm drain, sanitary sewer or water line?         | Yes _____    | No <u>X</u> |
| f) Involve land that has a slope of 15% or greater?  | Yes _____    | No <u>X</u> |
| g) Require an Environmental Checklist be submitted and reviewed under the SEPA Rules (WAC 197-11)? | Yes <u>X</u> | No _____    |
| h) Be located within 300 feet of a shoreline?  | Yes _____    | No <u>X</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: .....	670 <del>\$652.00</del>
SEPA Review Fee: .....	558 <del>\$543.00</del>
Total Fees: .....	<u>\$1,195.00</u>
Comments: _____	

LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled: Date: \_\_\_\_\_ 4:30 PM

Comments: \_\_\_\_\_

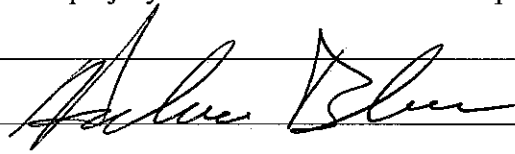
SIGNATURES:

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:



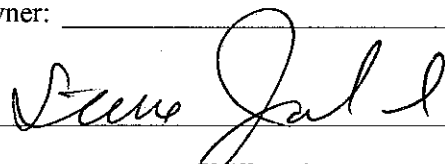
Date:

1/5/12

Signature of Property Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of Applicant:



Date:

1/5/2012

(If different than property owner)

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_