



December 20, 2017

**To:** Washington State E.C.Y., Environmental Review Section  
Jeff Barsness, Development Services Engineer, WSDOT  
Willapa Hills Audubon Society, Permit Reviews  
Judi Strayer, Consolidated Diking Improvement District No. 1  
The Daily News  
Lower Columbia Association of Realtors  
William Fashing, Executive Director, Cowlitz Wahkiakum Council of Governments  
Dave Burlingame, Director Cultural Resources, Cowlitz Indian Tribe  
Willapa Hills Audubon Society  
Cowlitz County PUD – Right of Way  
Comcast, Ryan Hennessey, Contractor Coordinator  
Century Link, Attn: Herb Sumner  
Clint Mathews, Cascade Natural Gas  
Cascade Networks  
Jim Kambeitz, Longview Fire Marshal  
The Daily News

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

**Subject:** **SEPA Environmental Checklist Review - Application #E 2017-18**

**Project:** **Chuck Bond on behalf of Charles Bond LLC has submitted a SEPA checklist for a non-project action for a comprehensive plan amendment of one 0.40 acre lot, to change the property from medium density residential to community commercial and rezone the property from R-2 Residential zone to GC, General Commercial zone. The property is located at 4138 Ocean Beach Hwy, Longview, WA.**

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

The site is zoned ***R-2 Residential District***. The Comprehensive Plan classification is ***Medium Density Residential***. Adjacent uses include: a vacant lot under permitting for construction of a mixed-use hotel and apartment building with 61 units, a City of Longview pump station, single-family homes, State Route 4, a church, apartments and a landscaping supply business.

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. January 3, 2018**.

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

Cc: Applicant: Charles Bond LLC  
File



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

**Description of Proposal:** E 2017-18– non-project action for a rezone and comprehensive plan amendment to change the property from R-2 Residential zone to GC, General Commercial zone and amend the comprehensive plan from medium density residential to community commercial. The property is zoned R-2 Residential District.

**Proponents:** Chuck Bond  
Charles Bond LLC  
2025 Tibbits Drive  
Longview, WA 98632  
Phone: 360-751-2702

**Location of Proposal, Including Street Address, if any:** The site is located at 4138 Ocean Beach Hwy (Parcel Number(s): 0293). The property is located within the Section 24, T8N, R2W, respectively, in Cowlitz County.

**Lead Agency:** City of Longview, Washington

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



The comment period for this DNS ends at 6:00 on January 3, 2018.

**Responsible Official:** John Brickey

**Position/Title:** Director/Building Official

**Department:** Community Development

**Address:** PO Box 128, Longview, WA 98632

**Contact Person:** Adam Trimble, Planner

**Phone:** (360) 442-5092

**Date:** December 20, 2017

**Signature:** John H. Brickey

City of Longview  
Community Development

## **SEPA ENVIRONMENTAL CHECKLIST**

***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 2017-18

1. Name of proposed project, if applicable: [\[help\]](#)
2. Name of applicant: [\[help\]](#) Charles Bond
3. Address and phone number of applicant and contact person: [\[help\]](#) 2025 Tibbetts Dr. Longview, WA 98632 (360) 751-2702
4. Date checklist prepared: [\[help\]](#) 9/19/17
5. Agency requesting checklist: [\[help\]](#) Community Development
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) Start March 2018, 5 months to build.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) no.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) phase 1 on property to the west of property.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#) no.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

This is a non-project action. 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. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Comprehensive plan amendment of one 0.40 acre lot, to change the property from medium density residential to community commercial and rezone the property from R-2 Residential zone to GC, General Commercial zone.

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

4138 Ocean Beach Highway, parcel number 02930. Section 24-T8N-R3W

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#) none.

## 1. Earth

- a. General description of the site [\[help\]](#)  
(circle one): Flat rolling, hilly, steep slopes, mountainous,  
other \_\_\_\_\_
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#) 1%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#) no.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) no.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#) none.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) no.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#) 90%.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

## 2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#) none.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) no.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

## 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  
no.

type

and provide names. If appropriate, state what stream or river it flows into. [help] none.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help] no.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help] none.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help] no.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help] ?
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help] no.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help] 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. [help] none.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help] Flow into rain garden at each end of property and then flow through rain garden on adjacent property and then through a pipe to the diking district skw.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [help] no.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. Will flow through rain garden on the north & south ends of property.

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

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

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

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

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

Sod will be removed

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

none.

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

plants will be put on the south end, by entry.

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

none.

#### 5. Animals

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

none.

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

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

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

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

none.

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

NO.

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

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

#### 6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help] electric - will heat storage units to 40°

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help] 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: [help] keep heat down to 40°

## 7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help] no.

1) Describe any known or possible contamination at the site from present or past uses. none.

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. none.

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. none.

4) Describe special emergency services that might be required. none.

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

## b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help] none.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help] none.

3) Proposed measures to reduce or control noise impacts, if any: [help] 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. [help] a house.



b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help] **no**.

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. [help] **house, shed**.

d. Will any structures be demolished? If so, what? [help] **yes, house & shed**.

e. What is the current zoning classification of the site? [help] **Residential**

f. What is the current comprehensive plan designation of the site? [help] **Residential**

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

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help] **no**.

i. Approximately how many people would reside or work in the completed project? [help] **1.5**

j. Approximately how many people would the completed project displace? [help] **2**

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

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

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

## 9. Housing

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

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help] **none**.

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

## 10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help] **10 feet**

- b. What views in the immediate vicinity would be altered or obstructed? [help] none.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [help] n/a .

#### 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help] parking lot lights at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [help] no.
- c. What existing off-site sources of light or glare may affect your proposal? [help] none.
- d. Proposed measures to reduce or control light and glare impacts, if any: [help] n/a.

#### 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
- b. Would the proposed project displace any existing recreational uses? If so, describe. [help] no.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

#### 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help] no.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help] no.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help] n/a .
- 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. n/a .

#### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#) enter off Ocean beach hwy - exit to 42nd.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#) BUS.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#) NO.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#) NO.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#) 10.
- 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. NO.
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

#### 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#) NO.
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#) exit on 42nd St.

#### 16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)  
~~electricity~~, natural gas, ~~water~~, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#) need electric.

### 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 Charles Bond

Position and Agency/Organization Owner / Charles Bond LLC

Date Submitted: 9/29/17

#### D. supplemental sheet for nonproject actions [\[help\]](#)

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

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

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

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

no storm water over flo, no emissions  
no toxic or hazardous substances  
no noise

Proposed measures to avoid or reduce such increases are:

infiltration system with over flo

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

none

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

not necessary

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

won't

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

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?

N/A

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

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?

won't  
IT IS ADJACENT TO  
COMMERCIAL PROP.

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

ENTRY IS OF OCEAN BEACH HWYWAY  
AND EXIT IS TO 42ND

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

won't

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

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

won't

The 2006 Longview Comprehensive Plan describes 'nodal' development along Ocean Beach Highway as opposed to 'strip' style commercial development. The request is adjacent to existing GC zoned land on a corner lot. AT



# City of Longview



12/20/2017, 6:10:41 PM

1:36,112

## Points

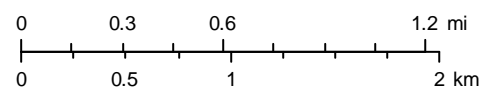


Override 1



Longview City Boundary

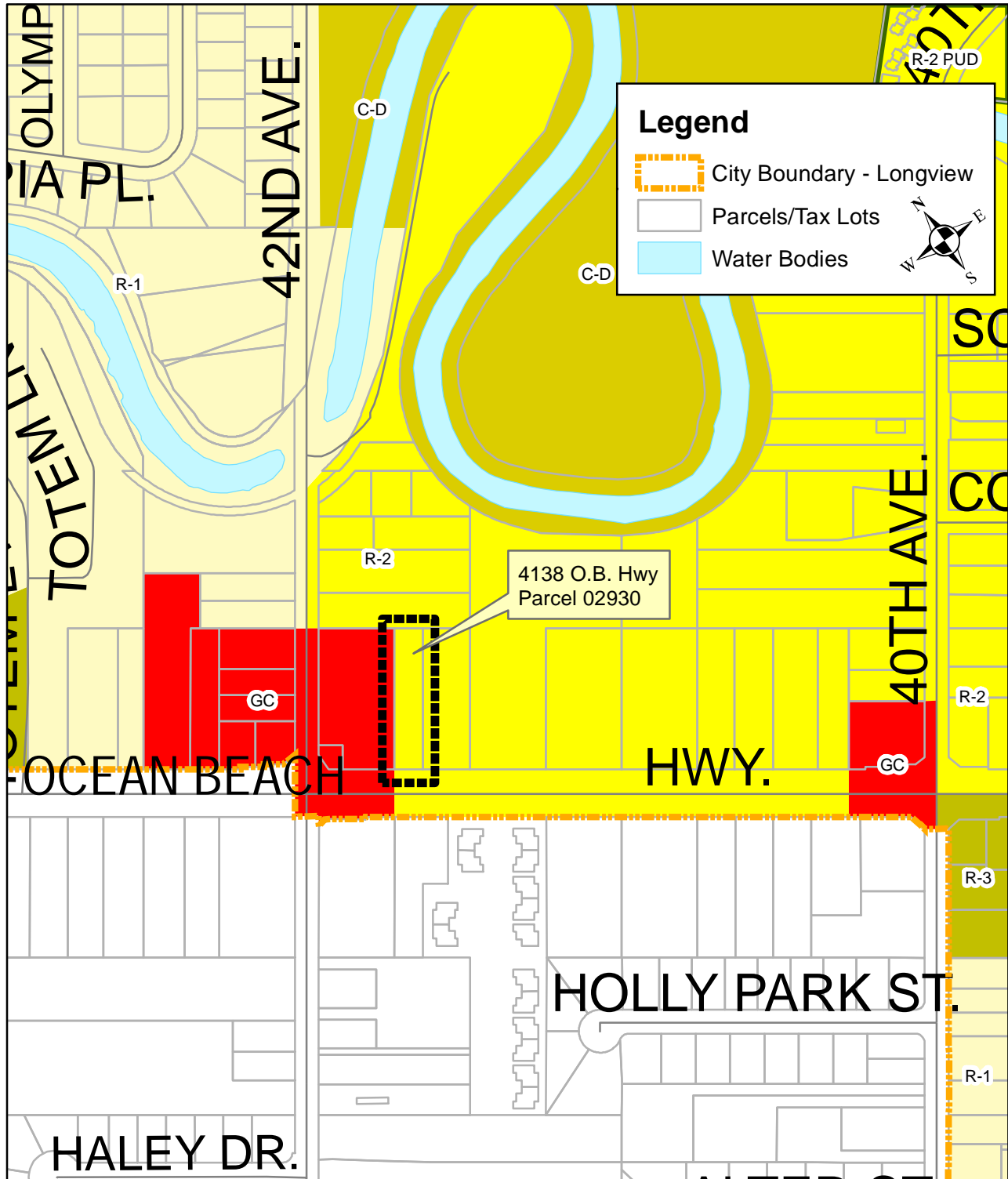
World Transportation



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
City of Longview, GIS Section

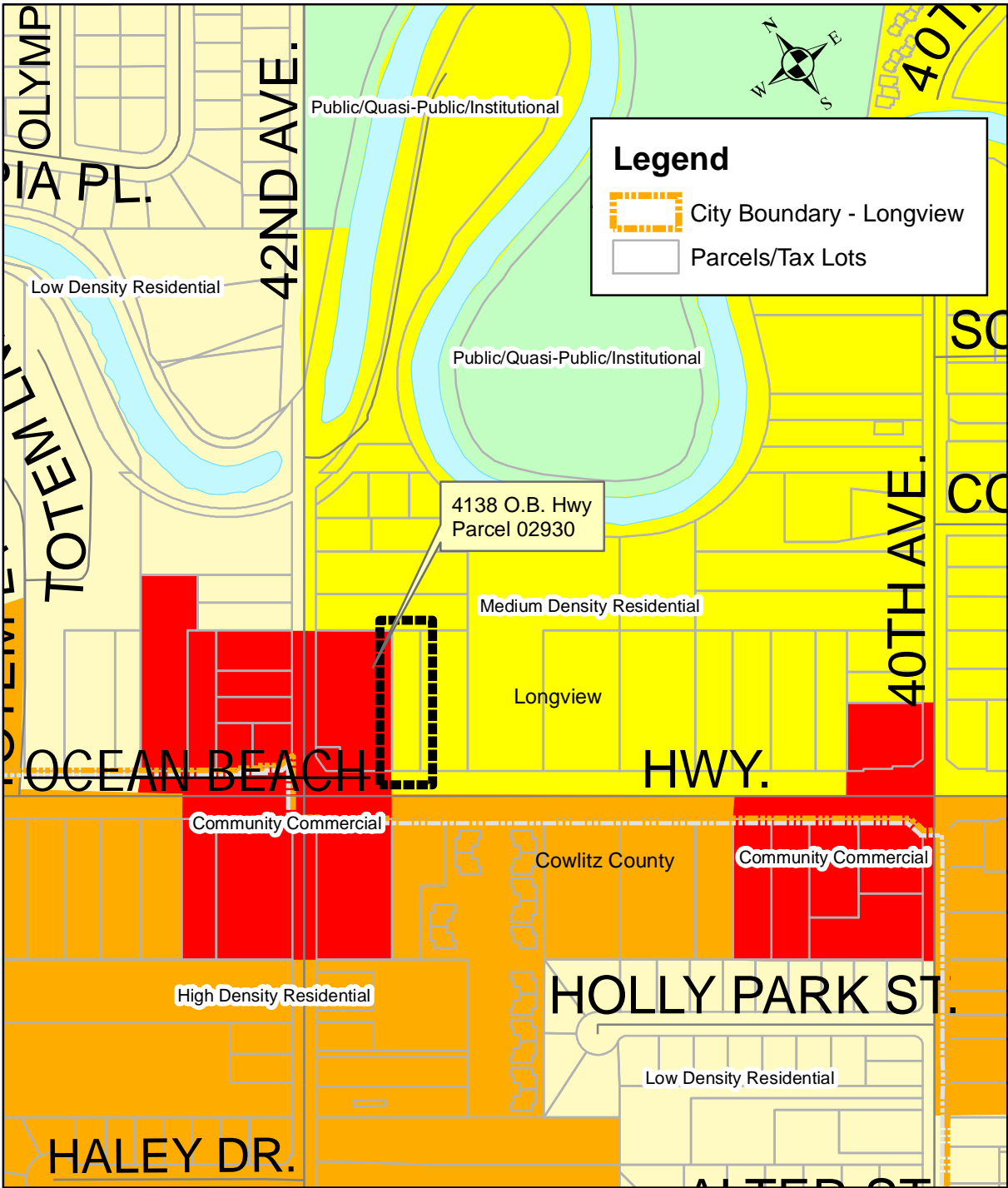
Zone Change/ Comprehensive Plan Amendment  
of 4138 O.B. Hwy Parcel 02930  
for Bond LLC

Existing Zoning: Residential District, R-2  
Proposed Zoning: General Commercial, GC



# Zone Change/ Comprehensive Plan Amendment of 4138 Ocean Beach Hwy. Parcel 02930

Existing Comp. Plan Designation: Medium Density Residential  
Proposed Comp. Plan Designation: Community Commercial







## Rezone Request Application

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

### Application to Rezone Property

LMC 19.81.040

Case Number: PC 2017-8

Related Case Number: E 2017-18

THIS SECTION FOR OFFICE USE ONLY:

#### *To the City of Longview Planning Commission and City Council:*

We, the undersigned, hereby petition to **Rezone** and/or change the **Zoning District** for the following property or properties:

From: Residential To: Commercial  
Present Zoning District Requested Zoning District

Applicant: Charles Bond Phone: 360-751-2702  
(Print All Information)

Contact Name: Charles Bond Fax: 360-423-0717

Mailing Address: 2025 Tibbetts Dr.  
(Street or PO Box)

City: Longview Email: cbond@kalama.com  
State: WA Zip: 98632

Address of Property/Properties: 4138 Ocean Beach Hwy Longview, WA 98632

Assessor's Parcel Number(s): 02930

Description of Property: The northwestern 60 feet of lot 8 block 25, Columbia valley gardens no. 3, as recorded in volume 7 of plats, page 9, records of cowlitz county, wa  
Name of Subdivision: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Block(s): \_\_\_\_\_

Location: Section \_\_\_\_\_ Township & Range \_\_\_\_\_ Willamette Meridian  
(Attach additional sheets as necessary)

### REQUIRED SUBMITTAL MATERIALS

Have you had a pre-application conference with City staff? John Brickey Date: 9/19/17

\_\_\_\_ Maps or Plans Showing Affected Property.

X Completed Environmental Checklist (SEPA).

X Narrative Explaining Reason for Zone Change Classification Requested (below).

X Legal Description of Property.

Contract Acceptable Proof of ownership such as notarized petitions, deed, or title report.

Contract 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.

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

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

Explain the reason(s) for the Zone Change Classification Requested: \_\_\_\_\_

The property is adjacent to and east of the commercial property I own and plan to build 61 apartment units on.

The purpose of this property will be for storage units, which is an acceptable use of the commercial zoning.

(Attach additional sheets as necessary)

GENERAL SITE CHARACTERISTICS

Property Size: Gross Acres: 60 x 295 Square Feet: 17,700

Comprehensive Plan Designation: Residential

Does this Rezone also require a Comprehensive Plan Designation change? yes

Is the site vacant? no

Current Use of the Land

Describe geographical features and note any structures: There is a residential house  
on the property presently. This will be replaced with storage units.  
The property is level.

Current Sewerage System: Longview

Street System serving area: State / Longview

### ZONE CHANGE PETITION

The owner or owners of any property located within the City may submit a request for a change of zoning classification on that property. This request will be considered by the Planning Commission. The change in the zoning classification of a property or properties must be signed by the owner or owners of not less than fifty-one (51%) percent of the area of property for which a change in zoning classification is sought.

[Photocopy this page and attach as many pages as is needed]

<p>Name: <u>Charles Bond</u> (Please Print All Information)</p> <p>Mailing Address: <u>2025 Tibbetts</u> (Street or PO Box)</p> <p>City: <u>Longview</u> State: <u>WA</u></p> <p>Zip: <u>98632</u> Phone: <u>360-751-7702</u></p>	<p>Description/use of Property: <u>Residential to</u> <u>change to commercial.</u></p> <p>_____</p> <p>_____</p> <p>_____</p>
<p>Name: _____ (Please Print All Information)</p> <p>Mailing Address: _____ (Street or PO Box)</p> <p>City: _____ State: _____</p> <p>Zip: _____ Phone: _____</p>	<p>Description/use of Property: _____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p>Name: _____ (Please Print All Information)</p> <p>Mailing Address: _____ (Street or PO Box)</p> <p>City: _____ State: _____</p> <p>Zip: _____ Phone: _____</p>	<p>Description/use of Property: _____</p> <p>_____</p> <p>_____</p> <p>_____</p>

Name: _____ (Please Print All Information)	Description/use of Property: _____ _____ _____ _____ _____
Mailing Address: _____ (Street or PO Box)	
City: _____ State: _____	
Zip: _____ Phone: _____	

FILING FEES:

Public Hearing Fee: ..... \$2,317

SEPA Review Fee: ..... \$579

Total Fees: ..... 2896.00

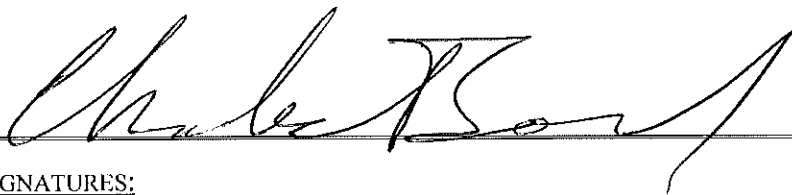
Comments: There is a great need for storage units.

NOTES TO APPLICANT/OWNER:

1. Community Development Staff will review this application for completeness and will contact you if additional information is needed. Incomplete applications will not be scheduled for a hearing before the Planning Commission.
2. If the City Council, Planning Commission or Community Development 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.
3. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
4. The applicant may be required to conduct studies, such as a traffic study, and have the studies reviewed by the City prior to any public hearing on the application. The cost of all required studies shall be borne by the applicant.
5. All fees required by the City in reviewing this application shall be paid prior to any public hearings.
6. The applicant or authorized representative must attend the Planning Commission and City Council public hearings.

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

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



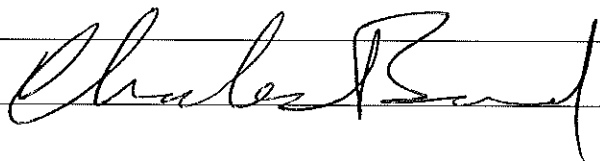
SIGNATURES:

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:

9/29/17

Signature of Applicant:

Date:

Below is for Staff Use Only:

Longview Planning Commission:

Public Hearing Scheduled:

Date:

7:00 pm

Comments:

Longview City Council:

Public Hearing Scheduled:

Date:

7:00 pm

Comments:

# City of Longview



November 15, 2017

Areas



Longview City Boundary

Override 1



Cowlitz County Assessor's Parcels

1:1,128  
0 0.0075 0.015 0.03 mi  
0 0.015 0.03 0.06 km

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,





## Application to Amend the Longview Comprehensive Plan

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

### Application to Amend the Longview Comprehensive Plan

LMC 19.03

Case Number: **PC 2017-8**

Related Case Number: \_\_\_\_\_

THIS SECTION FOR OFFICE USE ONLY:

#### *To the City of Longview Planning Commission and City Council:*

We, the undersigned, hereby petition to Amend the Longview Comprehensive Plan in the following manner:

**Proposed Plan Amendment:** Please indicate type of amendment and its location within the Longview Comprehensive Plan:

☐ **Text Amendment:** Element \_\_\_\_\_ Section \_\_\_\_\_ Goal \_\_\_\_\_  
City Objectives \_\_\_\_\_ City Policies \_\_\_\_\_

☐ **Map Amendment:** Element: \_\_\_\_\_

From: Residential To: Commercial  
Present Land Use District Requested Land Use District

Address of Property/Properties: 4138 Ocean Beach Hwy Longview, WA  
98632

Assessor's Parcel Number(s): 02930

Legal Description of Property Under Consideration: The northwestern 60 feet of lot  
E, block 25, Columbia valley gardens no. 3, as recorded in  
volume 7 of plats, page 9, records of Cowlitz county, Washington.  
Situate in county of Cowlitz, State of Washington  
(Attach additional sheets as necessary)

**Describe Your Proposed Amendment. Also provide suggested new language if *Text Amendment*:**

Have property changed to Commercial Storage units  
to be built on property.

(Attach additional sheets as necessary)

**Describe why the amendment should be made and why it is in the public interest (e.g., correcting an error, improving consistency, addressing a need that is currently lacking, etc.)**

This amendment needs to be made in order to build much  
needed Storage units in the city of Longview.

(Attach additional sheets as necessary)

**Describe how the current language or map designation affects you or your property.**

The current designation only allows residential.

(Attach additional sheets as necessary)

GENERAL SITE CHARACTERISTICS

Property Size: Gross Acres: \_\_\_\_\_ Net Acres: \_\_\_\_\_ Square Feet: 17,700

Comprehensive Plan Designation: \_\_\_\_\_ Is the site vacant? no.

Current use of the land. Describe geographical features and note any structures: Has a house  
and shed. Property is level

**PETITION TO AMEND THE LONGVIEW COMPREHENSIVE PLAN**

The information provided is said to be true under penalty of perjury by the Laws of the State of Washington. The undersigned state that they are the owner(s) of the property described herein, and hereby give authorization for the filing of this application. The undersigned also certify that the information contained in this application is true and correct to the best of your/their knowledge and belief. Further, I/we do by my/our signature(s) on this application absolve the City of Longview of all liabilities regarding any deed restrictions that may be applicable to the property described herein. The names, addresses and signature of all property owners is needed (Owner in escrow is not acceptable).

[Photocopy this page and attach as many pages as is needed]

Signature: Charles Bond

Name: Charles Bond  
(Please Print)

Mailing Address: 2025 Tibbets Dr.  
(Street or PO Box)

City: Longview State: WA

Zip: 98632 Phone: (360) 751-2702

Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
(Please Print)

Mailing Address: \_\_\_\_\_  
(Street or PO Box)

City: \_\_\_\_\_ State: \_\_\_\_\_

Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
(Please Print)

Mailing Address: \_\_\_\_\_  
(Street or PO Box)

City: \_\_\_\_\_ State: \_\_\_\_\_

Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
(Please Print)

Mailing Address: \_\_\_\_\_  
(Street or PO Box)

City: \_\_\_\_\_ State: \_\_\_\_\_

Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
(Please Print)

Mailing Address: \_\_\_\_\_  
(Street or PO Box)

City: \_\_\_\_\_ State: \_\_\_\_\_

Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
(Please Print)

Mailing Address: \_\_\_\_\_  
(Street or PO Box)

City: \_\_\_\_\_ State: \_\_\_\_\_

Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

## CERTIFICATION

City of Longview )  
County of Cowlitz ) SS

I/we, being first duly sworn, do/does hereby depose and say that I am/are the legal owner(s) of property described herein, and the information herewith submitted is in all respects true and correct to the best of my knowledge and belief, and have affixed my signature(s) hereto in the presence of the undersigned.

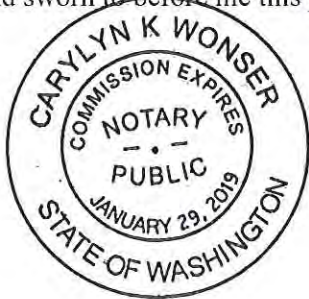
I/we declare under penalty of the perjury laws that the information provided on this form/application is true, correct and complete:                     

Signature of applicant(s):

Mailing Address: 2025 Tibbets Dr. See Note 3  
(Street or PO Box)

City: Longview State: WA Zip: 98632 Phone: (360) 751-2702

Subscribed and sworn to before me this 29<sup>th</sup> day of September, 2017.



Notary Public

Printed Name: Carylyn K Wanser

Residing In: Longview, WA

My Commission Expires: January 29, 2019

NOTES:

1. Signatures of all owners are required if property is in joint ownership, which may include husband and wife.
2. A detailed map of the area that is subject of the Comprehensive Plan Amendment request must be submitted to the Community Development Department.
3. The mailing address on this page will be the address all reports and notices concerning this application will be sent to.

FILING FEES:

Public Hearing Fee: ..... \$2,317  
SEPA Review Fee: ..... \$579.00  
Total Fees: ..... 2,896.00  
Comments: .....

**BELOW IS FOR STAFF USE ONLY:**

DATE APPLICATION COMPLETE: .....

LONGVIEW PLANNING COMMISSION:

Set on Planning Commission  
Agenda For a Future Public Hearing: Date ..... 7:00 PM  
Public Hearing Scheduled: Date: ..... 7:00 PM  
Comments: .....

LONGVIEW CITY COUNCIL:

Public Hearing Scheduled: Date: ..... 7:00 PM  
Ordinance No: ..... Adopted: ..... Effective: .....  
Comments: .....

NOTES TO APPLICANT/OWNER:

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2. If the City Council, Planning Commission or Community Development 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.
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5. All fees required by the City in reviewing this application shall be paid prior to any public hearings.
6. The applicant or authorized representative must attend the Planning Commission and City Council public hearings.

Comments: This is complete to the best of my knowledge. If  
any additional information is needed please let me know and  
it will be provided.

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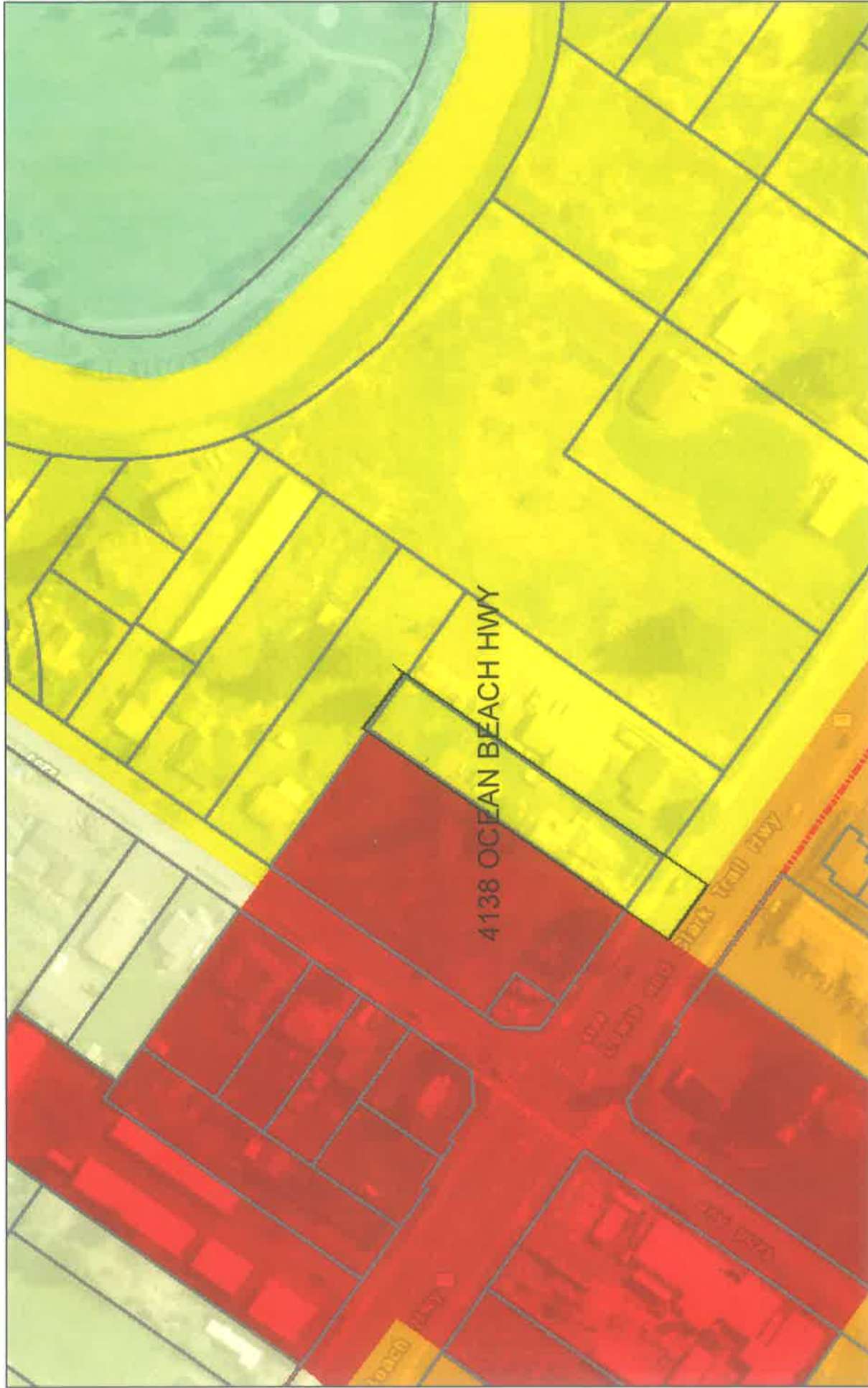
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# City of Longview



November 15, 2017

Areas

Override 1

☐ Cowlitz County Assessor Parcels



Longview City Boundary

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, HERE, DeLorme, Intermap, increment P. Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey,