



February 28, 2018

To: Washington State E.C.Y., Environmental Review Section
Jeff Barsness, Development Services Engineer, WSDOT
Steve Taylor, City Manager, City of Kelso
Willapa Hills Audubon Society, Permit Reviews
Judi Strayer, Consolidated Diking Improvement District No. 1
Beacon Hill Water & Sewer, Kim Adamson
William Fashing, Executive Director, Cowlitz Wahkiakum Council of Governments
Dave Burlingame, Director Cultural Resources, Cowlitz Indian Tribe
Melody Tereski, Lower Columbia Fish Recovery Board
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 Brickley, Director of Community Development/Building Official

Subject: SEPA Environmental Checklist Review - Application #E 2018-3

Project: Steve Langdon, Planning Manager, City of Longview has submitted a SEPA checklist for a non-project action for a comprehensive plan map amendment and a zoning map amendment. The proposal involves 13 tax parcels and Fishers Lane and Westside Highway rights-of way. These parcels are located north of Fishers Lane between the Cowlitz River and the Columbia & Cowlitz Railway. The northern extent of the area is approximately where the levee meets the rail right-of-way. Under the proposal, a comprehensive plan map amendment will be needed for the three northern parcels owned by Consolidated Diking Improvement District No. 1, a portion of the Westside Highway and a portion of a tax parcel owned by the City of Longview. The Comprehensive Plan classification would change approximately two acres from Low Density Residential to Public/Quasi-Public/Institutional. Per the proposal, a zoning map amendment would be needed for all 13 parcels and the adjacent rights-of-way. The zoning map amendment area is approximately 8.1 acres in size and involves changing the zoning designation from R-1 Residential District to Mixed Use – Commercial/Industrial District. The General Mixed Use Commercial/Industrial District allows for a wider range of land uses. The area includes the City's former water treatment plant located at 101 Fishers Lane, Longview, WA.

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

The area is zoned **R-1 Residential District**. The Comprehensive Plan classification is **Low Density Residential and Public/Quasi-Public/Institutional**. Adjacent uses include: a PUD substation, a

cemetery, a rail line, the Cowlitz River and single-family and multi-family dwelling south of Fishers Lane in West Kelso.

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. March 14, 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: File



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

Description of Proposal: E 2018-3— non-project action to amend the comprehensive plan map for four tax parcels and adjacent highway right-of-way (SR 411) from Low Density Residential to Public/Quasi-Public/Institutional. The proposal also includes a zoning map amendment involving 13 tax parcels and adjacent road rights-of-way where the zoning designation would change from R-1 Residential District to MU-C/I, Mixed Use – Commercial/Industrial District.

Proponents: Steve Langdon, Planning Manager
City of Longview
PO Box 128
Longview, WA 98632
Phone: 360-442-5083

Location of Proposal, Including Street Address, if any: The area includes the City of Longview's and Beacon Hill Water and Sewer District's former water treatment plant which is located at 101 Fishers lane, Longview, WA. The properties are located within the NE¼ of Section 27, Township 8 North, Range 2 West, Willamette Meridian in Cowlitz County, 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.



The comment period for this DNS ends at 6:00 on March 14, 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: February 28, 2018

Signature: _____

John H. Brickey

**City of Longview
Community Development**

**SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014**

Purpose of checklist:

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

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

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

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

Instructions for Lead Agencies:

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

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

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

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

1. Name of proposed project, if applicable: **E 2018-3 Comprehensive Plan Future Land Use Map and Zoning Map amendments for former water treatment plant at 101 Fishers Lane and adjacent CDID No. 1 property (PC 2018-2)**
2. Name of applicant: *City of Longview*
3. Address and phone number of applicant and contact person:
Steve Langdon, Planning Manager
PO Box 128/1525 Broadway Street
Longview, WA 98632
(360) 442-5083
4. Date checklist prepared: *February 27, 2018*
5. Agency requesting checklist: *City of Longview*
6. Proposed timing or schedule (including phasing, if applicable): *Planning Commission public hearing in March 2018, City Council review and approval in March or April 2018.*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *No*
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*
10. List any government approvals or permits that will be needed for your proposal, if known.
Longview City Council adopting an ordinance
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 involves 13 tax parcels and Fishers Lane and Westside Highway rights-of way. These parcels are located north of Fishers Lane between the Cowlitz River and the Columbia & Cowlitz Railway. The northern extent of the area is approximately where the levee meets the rail right-of-way. Under the proposal, a comprehensive plan map amendment will be needed for the three northern parcels owned by Consolidated Diking Improvement District No. 1, a portion of the Westside**

Highway and a portion of a tax parcel owned by the City of Longview. The Comprehensive Plan classification would change approximately two acres from Low Density Residential to Public/Quasi-Public/Institutional. Per the proposal, a zoning map amendment would be needed for all 13 parcels and the adjacent rights-of-way. The zoning map amendment area is approximately 8.1 acres in size and involves changing the zoning designation from R-1 Residential District to Mixed Use – Commercial/Industrial District. The General Mixed Use Commercial/Industrial District allows for a wider range of land uses. The City Attorney has determined that the proposed map amendments will be reviewed via a legislative process.

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 map amendment area is north of Fishers Lane between the Cowlitz River and a railroad right-of-way. There are 13 Assessor's Parcels. The proposed map amendment area includes the former water treatment plant at 101 Fishers Lane and city-owned pump stations on the bank of the Cowlitz River. The properties are located within the NE¼ of Section 27, Township 8 North, Range 2 West, Willamette Meridian. Attached are maps showing the map amendment area and the City staff proposed comprehensive plan map classifications and zoning designations for that area.**

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

1. Earth

- a. General description of the site [\[help\]](#)
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other includes relatively steep river bank
- b. What is the steepest slope on the site (approximate percent slope)?
Approximately 30% on the river bank
- 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. *Newberg fine sandy loam & Arents*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *None known*
- 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. *Not applicable*

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *Not applicable*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *Not applicable*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: *Not applicable*

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. *Not applicable, the proposal is a nonproject action.*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *Not applicable*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: *Not applicable*

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. *Cowlitz River is adjacent to the map amendment area*
 - 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. *Not applicable*
 - 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. *Not applicable*
 - 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. *Not applicable, the proposal is a nonproject action*
- 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. *Not applicable*

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. *Not applicable*
- 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: *None*

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

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

- ☒ 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*

- c. List threatened and endangered species known to be on or near the site. *There are threatened and endangered fish species in the adjacent Cowlitz River.*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *Not applicable*
- 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: *Not applicable*
 birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other: rodents
 fish: bass, salmon, trout, herring, shellfish, other _____
- b. List any threatened and endangered species known to be on or near the site. *Not applicable, the proposal is a nonproject action*
- c. Is the site part of a migration route? If so, explain. *Pacific Flyway*
- d. Proposed measures to preserve or enhance wildlife, if any: *None*
- e. List any invasive animal species known to be on or near the site. *Not applicable*

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. *Not applicable, the proposal is a nonproject action*
- 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: *Not applicable*

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. *Not applicable, the proposal is a nonproject action*

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

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *Not applicable, the proposal is a nonproject action*
- 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*
- 3) Proposed measures to reduce or control noise impacts, if any: *Not applicable*

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. *The area contains the former water treatment plant and pump stations on the bank of the Cowlitz River.*
- 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? *Not applicable*
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: *Not applicable*
- c. Describe any structures on the site. *Former water treatment plant with associated piping and electrical equipment*
- d. Will any structures be demolished? If so, what? *No*
- e. What is the current zoning classification of the site? *R-1 Residential District*

- f. What is the current comprehensive plan designation of the site? *The southern 10 parcels owned by the City of Longview and Beacon Hill Water and Sewer District have a classification of Public/Quasi-public/institutional. The northern three parcels, owned by Consolidated Diking Improvement District No. 1, are classified as Low Density Residential.*
- g. If applicable, what is the current shoreline master program designation of the site? *Shoreline residential*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *Yes, the shoreline along the Cowlitz River and the 100-year floodplain along the bank of the river*
- 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? *Not applicable*
- 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: *None*
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: *None*

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *Not applicable, the proposal is a nonproject action*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *Not applicable*
- c. Proposed measures to reduce or control housing impacts, if any: *None*

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? *Not applicable, the proposal is a nonproject action*
- b. What views in the immediate vicinity would be altered or obstructed? *None*
- c. Proposed measures to reduce or control aesthetic impacts, if any: *None*

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Not applicable, the proposal is a nonproject action*

- b. Could light or glare from the finished project be a safety hazard or interfere with views? *Not applicable*
- c. What existing off-site sources of light or glare may affect your proposal? *Not applicable*
- d. Proposed measures to reduce or control light and glare impacts, if any: *Not applicable*

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Fishing and passive recreation along the Cowlitz River bank
- b. Would the proposed project displace any existing recreational uses? If so, describe. *Not applicable*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *Not applicable*

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. *None known*
- 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. *None known*
- 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. *None*

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. *Fishers Lane & Westside Highway (SR-411)*
- 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? *Not applicable*

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *Not applicable*
- 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). *Not applicable*
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *Columbia & Cowlitz Railway is adjacent to the area*
- 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? *Not applicable*
- 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: *None*

15. Public services

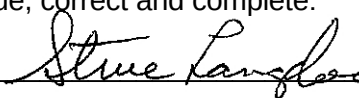
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. *Not applicable, the proposal is a nonproject action*
- b. Proposed measures to reduce or control direct impacts on public services, if any. *None*

16. Utilities

- a. Circle utilities currently available at the site: *Not applicable, the proposal is a nonproject action*
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. *Not applicable*

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: *February 28, 2018*

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 have a significant adverse impact to any of the above. The proposal involves amendments the Comprehensive Plan Future Land Use Map and the zoning map for an area that includes 13 adjacent parcels that are owned by the City of Longview and Beacon Hill Sewer and Water District or by Consolidated Diking Improvement District No. 1. No substantial physical changes to the commercial properties are expected as the result of the proposed map amendments. However, the map amendments will allow for more intense development in the future.

Proposed measures to avoid or reduce such increases are: *Future projects will be subject to SEPA review and will need to receive any necessary environmental permits*

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:
Future projects will be subject to SEPA review and will need to receive any necessary environmental permits such as shorelines and critical areas permits.

3. How would the proposal be likely to deplete energy or natural resources? *The proposal is not likely to deplete 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 proposal is not likely to have a significant adverse impact to any of the above. The area is adjacent to the Cowlitz River*

which contains endangered and/or threatened fish species. There is also floodplain located immediately adjacent to the river. (The bulk of the area is protected by a levee system.) The map amendments will allow for more intense development than currently allowed. However, a state highway (SR 411) and a levee are located between the river and the land that is likely to be redeveloped.

Proposed measures to protect such resources or to avoid or reduce impacts are: *Any projects constructed as a result of the code amendment would need to undergo environmental permitting if required.*

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 eastern portion of the properties are within shorelines jurisdiction. The Shorelines Master Program Environmental Designation is Shoreline Residential. This shorelines environmental designation does not allow for the more intense commercial/industrial uses allowed in the Mixed Use-Commercial/Industrial (zoning) District. Thus, the area within shorelines jurisdictions will be constrained in what land uses can be sited until the shoreline master program is changed or another appropriate shorelines permitting process is completed. Meanwhile, the majority of the map amendment area is outside of shorelines jurisdiction and can be developed to the uses allowed in the Mixed Use – Commercial/Industrial District.

Proposed measures to avoid or reduce shoreline and land use impacts are: *Any projects constructed as a result of the code amendment would need to comply with zoning, shorelines master program, building standards and undergo environmental permitting if required.*

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 (see answer to question 1 above).*

Proposed measures to reduce or respond to such demand(s) are: *None*

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. *None known*

Aerial photo



2/28/2018, 6:11:45 PM

Areas

Override 1



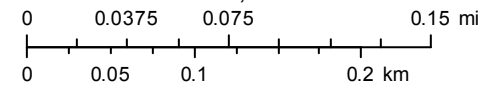
Cowlitz County Assessor's Parcels



Longview City Boundary

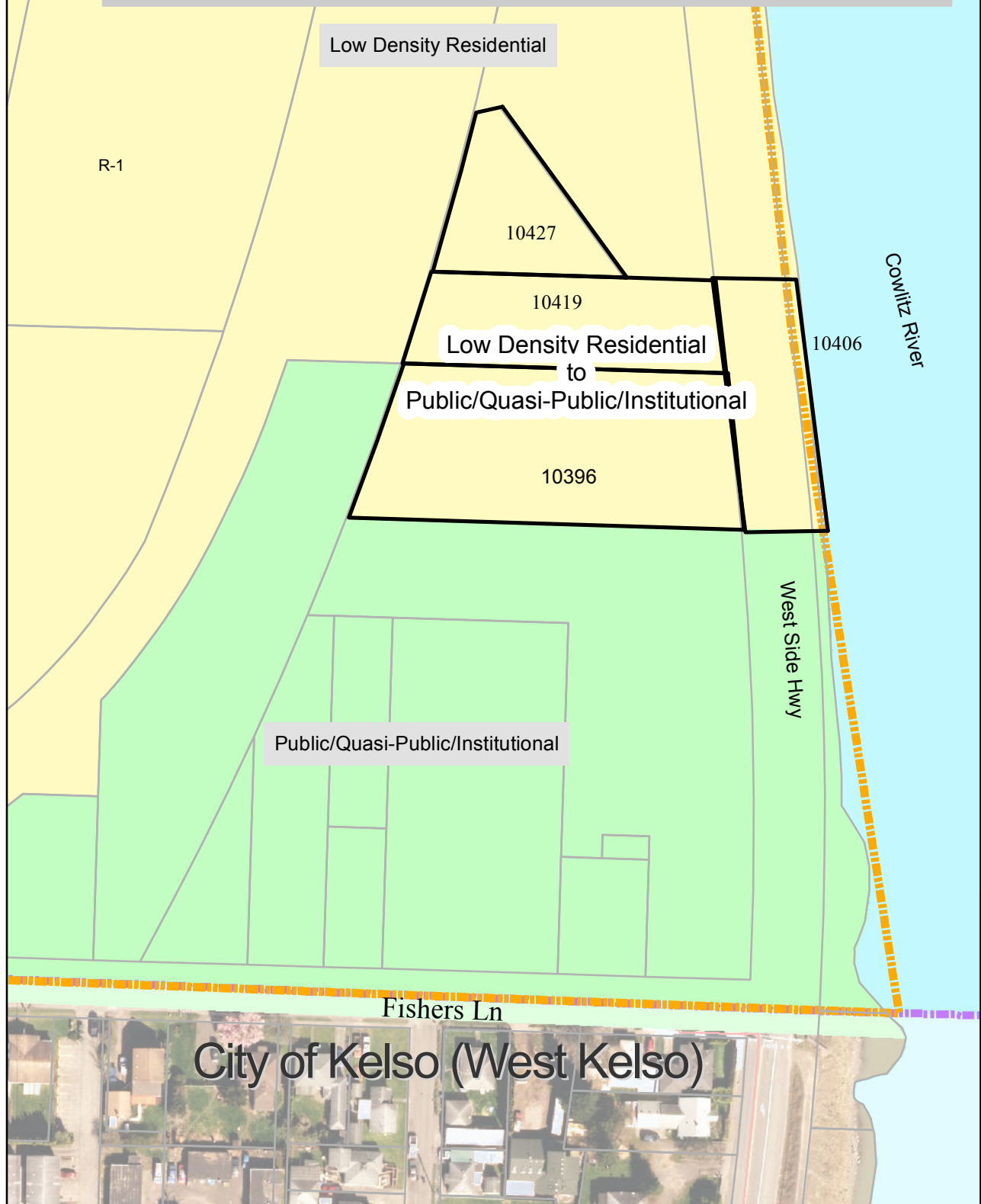
World Transportation

1:4,514



Esri, HERE, Garmin, © OpenStreetMap contributors
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

City of Longview
Comprehensive Plan Future Land Use Map
Proposed Amendment (PC 2018-2)



City of Longview
Zoning Map
Proposed Amendment (PC 2018-2)

