



**NOTICE OF PUBLIC HEARING &
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE**

Application #: PC 2017-2 & E 2017-7

Applicant: Village Pointe LLC

Location: 5426 Ocean Beach Hwy. Parcel num¹

*60100

Proposal: Non-project action for a c
increase the residential
zoned land, to r
density), 1
Com

0.7 acres to
mercially
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s will not

a densities are

I say yes to zone change, development and progress

Michiel West
Strip Mall Owner
5612 Ocean Beach Hwy

Why You are Receiv.
in land use designations
if adopted, will result in
reconfigure existing comm.
time. Any future project on t

in or near the proposed changes
prehensive Plan map change and rezone,
ential density and building types as well as
eant's property. No construction is proposed at this
a separate environmental review.

Comments: If you would like comment on the proposal, written comments must be received by no later than 6:00 p.m. on **Wednesday, August 2, 2017** addressed to the City of Longview, Community Development Department, PO Box 128, Longview, WA 98632, ATTN: Adam Trimble, Planner.

Public Hearing: You are invited to attend the Planning Commission public hearing scheduled for **7:00 p.m. on Wednesday, August 2, 2017**. You may also provide comments at this meeting. The public hearing will be held at the Longview City Council Chambers, located on the 2nd floor of City Hall, 1525 Broadway, Longview, WA.

State Environmental Policy Act (SEPA): As lead agency under the State Environmental Policy Act (SEPA), Longview Community Development Department issued a Determination of Non-significance [E 2017-7] on July 11, 2017. Copies of the DNS, environmental checklist, and other application materials supporting this determination are on file with the Community Development Department, and are available for public review between the hours of 7:00 a.m. to 6:00 p.m., Monday through Thursday, except holidays. The materials are available online at <https://mylongview.box.com/v/VillagePointe>. The public has a right to submit written comments concerning the proposal's environmental impacts. **The SEPA comment period ends at 6:00 on July 25, 2017.** Written comments should be directed Adam Trimble, Planner, P.O. Box 128, Longview, Washington 98632 or adamt@mylongview.com



I SAY - NO Change For the Following
Eventually this will cause increased
Pressure on infrastructure
Police, Fire, Sewer, Water, But

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Application #: PC 2017-2 & E 2017-7

NO Change

Applicant: Village Pointe LLC

Dirt & Gravel - 5401 Ob. Hwy

Location: 5426 Ocean Beach Hwy. Parcel numbers involved: 108550100 & 108560100

360-749-2428

Proposal: Non-project action for a comprehensive plan amendment and re-zone of 30.7 acres to increase the residential density and reconfigure the location of existing commercially zoned land, to result in a total of approximately 5.56 acres of R-2 zoned land (medium density), 15.72 acres of R-3 zoned land (high density) and 5.27 acres of General Commercial zoned land for future construction of multifamily housing with more than four (4) contiguous units, and commercial mini-storage. This application only seeks approval of the amendments. Future construction will be reviewed under a separate SEPA application during construction review as design of the future phases will not commence until Amendment approval ensures the proposed uses and densities are allowed.

Why You are Receiving This Notice: You own real property located in or near the proposed changes in land use designations and zoning districts. The proposed Comprehensive Plan map change and rezone, if adopted, will result in an increase in the allowed residential density and building types as well as reconfigure existing commercial zoning on the applicant's property. No construction is proposed at this time. Any future project on the site will require a separate environmental review.

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From: [Ronald Pegelow](#)
To: [Adam Trimble](#)
Subject: New 360 Unit Apartment complex in West Longview
Date: Wednesday, July 19, 2017 5:04:29 PM

Adam Tremble, Planner

Dear Mr. Tremble:

We want to voice our strong opposition to the apartment complex mentioned in today's Daily News. It has no place in this area of west Longview. The traffic problems it would create would be unbelievable. The traffic estimates listed are totally unrealistic. We are a quiet area out in the country and do not want that to change. We will fight this every chance we get. If you care about Longview and not just development at any cost you will not allow this project to go forward.

There are also environmental issues here. This could impact the waterfowl in the area and there are a lot of them and they are here both summer and even in the winter.

Again we want to voice our strongest possible opposition to this development.

Yours truly,

Ronald E. Pegelow & Susan A. Pegelow
5402 Oriole Drive, Longview, WA 98632

360-425-8696

360-430-5610 (cell)

From: [Dan Nichols](#)
To: [Adam Trimble](#)
Subject: Village point
Date: Wednesday, July 19, 2017 9:43:24 AM

A huge apartment development is not what this city needs. That area should be for homes not apartments. The impact alone on the two local schools out there would be huge causing an over load of students at both Mount solo and Robert gray. Rentals are not what we need in this town home owners are !

Dan Nichols

Longview home owner