



City of Longview

1525 Broadway
Longview, WA 98632
www.ci.longview.wa.us

Agenda - Final-revised

City Council

Mayor Don Jensen
Council Member Ken Botero
Council Member Chet Makinster
Council Member Steve Moon
Council Member Scott Vydra
Mayor Pro Tem Michael Wallin
Council Member MaryAlice Wallis

Thursday, March 22, 2018

7:00 PM

2nd Floor, City Hall

The City Hall is accessible for persons with disabilities. Special equipment to assist the hearing impaired is also available. Please contact the City Executive Offices at 360.442.5004 48 hours in advance if you require special accommodations to attend the meeting.

1. **CALL TO ORDER**

2. **INVOCATION*/FLAG SALUTE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

[18-5382](#) COUNCIL MINUTES, MARCH 8, 2018

Attachments: [3.8.2018 Minutes for Approval](#)

5. **CHANGES TO THE AGENDA**

6. **PRESENTATIONS & AWARDS**

[18-5378](#) PROCLAMATION: ARBOR DAY - WEDNESDAY, APRIL 11, 2018

RECIPIENT: PARKS MAINTENANCE MANAGER CURT NEDVED & PARKS BOARD REPRESENTATIVE

STAFF CONTACT: C. MAUREEN WINGLER

Attachments: [Arbor Day - April 11, 2018.pdf](#)

[18-5379](#) PROCLAMATION: SLEEP AWARENESS MONTH

RECIPIENT: KALEI LAFAVE

STAFF CONTACT: C. MAUREEN WINGLER

Attachments: [Sleep Awareness Month - March 2018.pdf](#)

7. **CONSTITUENTS' COMMENTS (Thirty Minutes)**
8. **FOLLOW-UP TO PAST CONSTITUENTS' COMMENTS**
9. **PUBLIC HEARINGS**
10. **BOARD & COMMISSION RECOMMENDATIONS**

[PC 2018-2
3/22/18](#)

COMPREHENSIVE PLAN MAP AND ZONING MAP AMENDMENTS FOR 8.1± ACRE AREA THAT INCLUDES THE FORMER WATER TREATMENT PLANT AT 101 FISHERS LANE

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: Strengthen economic conditions & create new opportunities

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The City of Longview has been approached by a company proposing to lease part of the former water treatment plant site located at 101 Fishers Lane. The Fishers Lane plant property has a zoning designation of R-1 Residential District. The company wants to operate a data center and assemble server modules at the property. This use of the site is not consistent with the R-1 Residential District allowed uses. If the City Council wants to lease the site to the company, a zoning amendment is needed. At their February 22 regular meeting, the City Council directed the Planning Commission to recommend an appropriate zoning amendment to allow for the proposed and other potential uses of the site.

The map amendment area involves 13 tax parcels and Fishers Lane and Westside Highway rights-of way. The 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 is 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 is 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 Mixed Use Commercial/Industrial District

allows for a wider range of land uses.

On March 14, the Planning Commission held a public hearing on the proposal. One person spoke and four written comments were submitted including one from the City of Kelso. After the public hearing, the Planning Commission unanimously voted to recommend approval of the proposed map amendments.

A staff report and exhibits showing the map amendments are attached.

RECOMMENDED ACTION:

Motion to accept the Planning Commission recommendation and direct the City Attorney to prepare an ordinance for council review and approval

STAFF CONTACT:

Steve Langdon, Planning Manager

Attachments: [Staff report to Planning Commission](#)

[Exhibit A Comprehensive Plan map change](#)

[Exhibit B Zoning Map amendment](#)

[Exhibit C SEPA documents](#)

[City of Kelso comments](#)

[D Dishman comments](#)

[J Steppert comments](#)

[C Turner comments with attachments](#)

[PC 2018-3
3/22/18](#)

ZONING TEXT AMENDMENT TO ALLOW DATA CENTERS IN THE CITY'S INDUSTRIAL ZONING DISTRICTS

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: Strengthen economic conditions & create new opportunities

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT

Over the last two years, the city has received several inquiries about locating data centers in the City of Longview. One firm is negotiating a lease for a city-owned building. The zoning code currently does not list "data centers" as a permitted use in any of its zoning districts. Data centers are defined as following:

Data center: A facility equipped with or connected to one or more computers, used for processing or transmitting data. (*Random House Dictionary*)

A data center is a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g. air conditioning, fire suppression) and various security devices. A large data center is an industrial-scale operation using as much

electricity as a small town. (*Wikipedia*)

In further reading about data centers, they typically do not generate much traffic and the only noise they tend to generate is from heating, ventilation and air conditioning (HVAC) systems. As stated in the definition above, data centers can be “industrial-scale operations.” Accordingly, industrial zoning districts seem to be the appropriate districts for them. Thus, the proposal would allow data centers to be located all of the City’s industrial districts.

The proposal also include eliminating the term “technology centers” from the list of permitted uses in the industrial district. City staff has found that technology centers typically refer to geographic locations (e.g. Silicon Valley in California) or to large academic centers such as universities. It is a general, non-specific term that typically does not refer to an individual building or land use.

On March 14, the Planning Commission held a public hearing on the proposal. One person from the public commented on the proposal. Following the public hearing, the Planning Commission unanimously voted to recommend approval.

The staff report and exhibits are attached and include the specific amendments.

RECOMMENDED ACTION:

Motion to accept the Planning Commission recommendation and direct the City Attorney to draft an ordinance for council review and approval

STAFF CONTACT:

Steve Langdon

Attachments: [Staff report to Planning Commission](#)

[Exhibit A proposed text changes](#)

[Exhibit B SEPA documents](#)

11. ORDINANCES & RESOLUTIONS

[18-5381](#)

ORDINANCE NO. 3375 - REPEAL OF ORDINANCE NO. 21 GRANTING A FRANCHISE TO CONSTRUCT AND MAINTAIN A DRAINAGE DITCH ON 26TH AVENUE SOUTH OF BEECH STREET

COUNCIL INITIATIVE ADDRESSED:

Provide sustainable water quality & environmental infrastructure

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

On September 2, 1924, the City Council approved Ordinance No. 21, granting a franchise for the benefit of Consolidated Diking Improvement District No. 1 (CDID No. 1), to construct and maintain a drainage ditch in the portion of 26th Avenue lying south of Beech Street. That drainage ditch no longer exists, having been replaced by a drainage pipe maintained by the City, connecting Beech Street drainage to CDID No. 1 Ditch No. 3 adjacent to Industrial Way.

The City is currently designing a project to replace the Beech Street box culvert and make other drainage improvements along Beech Street, including new connections to the 26th Avenue drainage pipe. City staff has determined CDID No. 1 has no need to construct and maintain a drainage ditch along 26th Avenue now, nor in the future, and recommends repeal of Ordinance No. 21. At a regular meeting of the Supervisors of CDID No. 1 on February 13, 2018, the Supervisors determined and voted that they have no objection to repeal of Ordinance No. 21.

RECOMMENDED ACTION:

Motion to adopt Ordinance No. 3375.

STAFF CONTACT:

Craig Bozarth, City Engineer

Attachments: [Ord No 21 Franchise Vicinity Map](#)

[Ord No 21](#)

[Ord No 3375 Repealing Ord No 21 - CDID Ditch Franchise](#)

12. MAYOR'S REPORT**13. COUNCILMEMBERS' REPORTS**

[18-5377](#)

DEVELOPING A REGIONAL ATHLETIC/SPORTS COMPLEX

INTRODUCED BY: Councilmember Steve Moon

SUPPORTED BY: Mayor Pro tem Mike Wallin

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Address quality of place issues

Preserve and enhance neighborhoods

Strengthen economic conditions and create new opportunities

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

A strong community with a desire for a higher quality of place requires ample outdoor parks and recreational opportunities for all residents throughout the year. Longview has a long rich history of supporting parks and recreational opportunities and programs. City Council has been hearing the concerns of community members who desire to improve the quality of our community's ball fields. Among the suggestions made by community members is that of a regional athletic/sports complex. The City of Longview has the opportunity with the city's existing parks and underutilized land to potentially develop and meet this need in areas west of 48th Ave. City Council has recently heard from sports facilities experts who have presented information that such a regional athletic/sports complex may also benefit the City of Longview and its residents with improved economic conditions. City Council desires to take action and to proceed with addressing quality of life issues, enhancing our community's

neighborhood, and strengthening our economic conditions and creating new opportunities.

RECOMMENDED ACTION:

A motion directing the City Manager to direct the Parks & Recreation Director and Parks and Recreation Board to begin a public process for the purpose of solicitation of proposals through a request for proposals to develop a regional athletic / sports complex and report back to council by September 13, 2018.

STAFF CONTACT: Jennifer Wills, Parks & Recreation Director

Attachments: [Developing a Regional Athletic-Sports Complex.pdf](#)

14. CONSENT CALENDAR

[18-5358](#)

APPROVAL OF CLAIMS

Based upon the authentication and certification of claims and demands against the city, prepared and signed by the City's auditing officer, and in full reliance thereon, it is moved and seconded as shown in the minutes of this meeting that the following vouchers/warrants are approved for payment:

SECOND HALF MARCH 2018 ACCOUNTS PAYABLE: \$2,042,470.72

FIRST HALF MARCH 2018 PAYROLL:

\$1,218.25, checks no. 207318-207320
\$746,756.90, direct deposits
\$494,386.36, wire transfers
\$1,242,361.51 Total

STAFF CONTACT:

Kaylee Cody, City Clerk
John Baldwin, Fiscal Analyst
Jackie Rodgers, Human Resources Specialist

[18-5369](#)

2018 EXTENSION AND RENEWAL OF AGREEMENT FOR COWLITZ COUNTY MINI-RURAL LIBRARY DISTRICT SERVICES

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: Address Quality of Place Issues

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

The Cowlitz County Mini-Rural Library District Board wishes to extend the agreement with the City of Longview for the continuation of library services from May 1, 2018 through April 30, 2019. (The original contract began on May 1, 1998). The 2018-19 contract is in the amount of \$366,429 which is a 3% increase over the 2017-18 contract.

RECOMMENDED ACTION:

Motion to approve extension/renewal of contract.

STAFF CONTACT: Chris Skaugset, Library Director

Attachments: [MRLD Renewal 2018-19.doc](#)
[min_rur_lib_dist.pdf](#)

15. **CITY MANAGER'S REPORT**

[18-5370](#)

LONGVIEW POLICE DEPARTMENT 2017 ANNUAL REPORT

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Enhance Public Safety and Emergency Response

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

Longview Police Chief Jim Duscha will present the 2017 Annual Report for the Longview Police Department. It will include the following:

- Notable Changes
- Street Crimes Stats
- Crime Rates
- Domestic Violence Rates
- Clearance Rates
- Calls for Service 5 Year Trend
- Calls vs Population Comparison
- Online Reporting
- Traffic Statistics

STAFF CONTACT: Jim Duscha, Chief of Police

Attachments: [Annual Report 2017.pdf](#)

[18-5371](#)

**APPOINTMENT OF DAVID SCHLOSS TO THE GOLF COURSE
ADVISORY COMMITTEE**

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

Due to a resignation, there is a vacancy on the Golf Course Advisory Committee.

This is a city manager appointment, requiring council concurrence. City Manager Kurt Sacha recommends the appointment of David Schloss to an unexpired term through 12/31/18.

RECOMMENDED ACTION:

Appoint David Schloss to an unexpired term through 12/31/18.

STAFF CONTACT:

Kurt Sacha, City Manager

[18-5380](#)

**AUTHORIZATION TO AWARD CONTRACT TO “SCJ ALLIANCE”
FOR ARCHIE ANDERSON PARK MASTER PLAN UPDATE**

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Address Quality of Place Issues
Preserve and Enhance Neighborhoods

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

The previous Archie Anderson Park Master Plan was adopted in 2011 to address upgrading existing facilities and to introduce new amenities into the park system. During the park planning process the main focus was on enhancing the park to accommodate a large baseball facility although decline in participation in youth baseball was already underway in Longview. The current plan includes installing additional baseball features and does not meet the current need of the park and residents. An update to the plan allows for expanded use as a community park and gathering place, and not as single sport specific.

The adopted master plan design does not align with the current and expected future use of the park. The playground is over 20 years old and is first in line in the City’s Playground Removal and Replacement Plan. The footprint of the play space was greatly reduced in the master planning process and will not meet the needs of the park patrons. Creating a plan that calls for the removal of the current baseball field and construction of open space, sports fields, and community gathering areas will draw attraction to the park and be more useful to residents.

In April of 2017, the department submitted a \$14,000 CDBG Grant submission to begin the process of updating the park plan. The department was awarded \$10,000 in grant funding and will supplement the shortfall from the professional services portion of the operating budget. In January the Parks and Recreation Department solicited a Request For Proposals (RFP) for professional park planning services. The Department received proposals ending January 18, 2018.

To review and evaluate the proposals, each proposal was studied, scored, and discussed with members from council, staff, community groups, and advisory board. As identified in the RFP, proposals were evaluated and scored with equal weighting in each in the areas of; recent park master planning experience, work plan provided, deliverables, past performance, and cost

Proposals were received from three companies with the following rankings

and bids:

| <u>Company</u> | <u>Ranking</u> | <u>Bid</u> |
|----------------|----------------|------------|
| GreenWorks | 1st | \$58,530 |
| SCJ Alliance | 2nd | \$14,400 |
| RWD | 3rd | \$14,000 |

After evaluation of the three proposals, it was determined that SCJ Alliances' proposal and price best suited the Department's goals and would provide the most comprehensive services for this project. SCJ Alliance will provide the following key work elements:

Project Initiation: Coordination and kick-off meeting to clearly understand the scope of services and define responsibilities.

Research and Analysis: Review existing plans and documents related to the Archie Anderson Park. The intent is to review past practices and proposals that will help to guide the update to the existing master plan for Archie Anderson Park.

Community Outreach and Public Participation: As described in the RFP, a large amount community outreach, city staff, city committees, and city commissions is expected. SCJ will prepare and implement a public outreach plan that will guide community input strategies and provide insight into priorities of the community. SCJ will incorporate various methods of outreach to maximize opportunities to deliver updates and receive data.

Schematic Designs: Schematic designs will be used to develop alternatives and layouts based on the data received from stakeholder and community members from the outreach effort.

Preparation of the Final Master Plan: Prepare updated plan reflecting the information collected through the outreach and stakeholder participation.

RECOMMENDED ACTION: Motion to approve the professional services contract with "SCJ Alliance" in the amount of \$14,400.

STAFF CONTACT: JENN WILLS, PARKS & RECREATION DIRECTOR

Attachments: [SCJ Alliance - Agreement for Professional Services - Archie Anderson Master P](#)

[18-5376](#)

CITY OF LONGVIEW APPOINTMENTS TO COWLITZ 911 BOARD OF DIRECTORS

COUNCIL STRATEGIC INITIATIVE ADDRESSED:
Enhance public safety and emergency response

CITY ATTORNEY REVIEW: N/A**SUMMARY STATEMENT:**

On March 13, 2018 the Cowlitz County Board of Commissioners approved the Ordinance creating the Cowlitz 911 Public Authority; approving a charter therefore; establishing a Board of Directors to govern the affairs of Cowlitz 911; and providing how Cowlitz 911 shall conduct its affairs.

Pursuant to Cowlitz County Code Chapter 2.26.080 - Board of Directors, the board of directors shall consist of the following individuals from the City of Longview;

- a) One City Councilmember, appointed by the Longview City Council
- b) The Longview City Manager, appointed by the Longview City Council
- c) The Longview Police or Fire Chief, appointed by the Longview City Manager on an alternating two-year rotation.

Additionally, each city, board or group represented by a voting director shall designate an alternate public official for each voting director position. The names of all directors and alternates shall be sent to Cowlitz 911 in writing to be filed, and shall be updated in writing whenever the designees are changed. Alternate directors may attend all board meetings. Alternates for voting directors shall have full powers to vote and act as a director member at all such meetings that such alternate attends in lieu of the regularly designated voting director.

Attachment "A" shall provide for the recommended list of voting directors together with alternates to the Cowlitz 911 Board of Directors.

RECOMMENDED ACTION:

Motion to approve the individuals listed on Attachment "A" to the Cowlitz 911 Board of Directors.

STAFF CONTACT:

Kurt Sacha, City Manager

Attachments: [COWLITZ 911 Board Appointments - Attachment A](#)

16. MISCELLANEOUS

[18-5356](#)

WASHINGTON STATE LIQUOR AND CANNABIS BOARD REQUESTS

Attachments: [Spec Occ St Rose parish 5.5.18.pdf](#)

[Spec Occ Ttl Riv 4-28.pdf](#)

17. ADJOURNMENT

*** Any invocation that may be offered at the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the religious beliefs or views of this, or any other speaker.**

NEXT REGULAR COUNCIL MEETINGS:

THURSDAY, APRIL 12, 2018 - 7:00 P.M.

THURSDAY, APRIL 26, 2018 - 7:00 P.M.

NEXT COUNCIL WORKSHOPS:

THURSDAY, APRIL 12, 2018 - 6:00 P.M. ARCHIE ANDERSON PARK MASTER PLAN UPDATE

THURSDAY, APRIL 19, 2018 - 6:00 P.M. MONTHLY UTILITY BILLINGS/MULTI-FAMILY UTILITY RATE RELIEF PROGRAM FOR NON-PROFITS

NEXT COUNCIL SPECIAL MEETINGS:

SATURDAY, MARCH 31, 2018 - COUNCIL ADVANCE WITH PATRICK IBARRA