



Memorandum

April 27, 2017

TO: Longview Planning Commission

FROM: Steve Langdon, Planning Manager

SUBJECT: Update on Critical Area Regulation Review

The state requires local jurisdictions to submit proposed changes to their critical areas regulations for a 60 day review period prior to adoption. For the City's update process, state agency comments are due May 6, 2017. We have already received comments from the Department of Ecology. The City and consultant staff has reviewed those comments and find that the comments are generally positive and will make code interpretation/implementation easier. There are three comments that still need some consideration. They are regarding:

- Code exemption language regarding the expansion of an existing home
- Buffer averaging for wetlands
- Exempting smaller, lower-quality wetlands from avoidance and minimization measures

We will bring recommendations to the meeting on those three comments. At the meeting, I will also request that the Planning Commission schedule a public hearing for their June 7 regular meeting.

If you have any questions or concerns, please contact me at 442-5083.

Cc: Jim McNamara, City Attorney
Steve Shuman, Assistant City Attorney
Craig Bozarth, City Engineer
John Brickey, Community Development Director