



July 11, 2017

**To:** Washington State E.C.Y., Environmental Review Section  
Jeff Barsness, Development Services Engineer, WSDOT  
Dave LaFave Fire Chief Cowlitz 2 Fire & Rescue  
Dr. Dan Zorn, Superintendent, Longview School District  
Judi Strayer, Consolidated Diking Improvement District No. 1  
Dave Burlingame, Director Cultural Resources, Cowlitz Indian Tribe  
Cowlitz County PUD – Right of Way  
Clint Matthews, Cascade Natural Gas  
CenturyLink  
Ryan Hennessey, Comcast  
Jim Kambeitz, Longview Fire Marshal  
Mike Murray, Commercial Building Inspector  
Amy Asher, River Cities Transit Manager  
Willapa Hills Audubon Society, Permit Reviews  
The Daily News

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

**Subject:** **SEPA Environmental Checklist Review - Application #E 2017-7**

**Project:** **E 2017-7 – Non-project action for a comprehensive plan amendment and re-zone of 30.7 acres in Longview located at 5426 Ocean Beach Hwy (Parcel Number(s): (108550100 & 108560100), to increase the residential density in about half the area 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 GC zoned land in order to construct future 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.**

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

The site is zoned ***R-2, Residential District and GC, General Commercial District***. The Comprehensive Plan classification is ***Medium Density Residential and Community Commercial***. Adjacent uses include: single-family residential neighborhoods, parks, Ocean Beach Highway, drainage ditches and a commercial development.

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. July 25, 2017**.

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: Applications, traffic analysis memo.

Cc: Applicant: Larry Wood, Village Pointe LLC



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

**Description of Proposal:** E 2017-7– Non-project action for a comprehensive plan amendment and re-zone of 30.7 acres to convert approximately 15.72 acres of existing R-2 designated land to R-3, and reconfigure and reduce the existing GC designated commercial land from 5.28 acres to 5.27 acres, to result in a total of approximately 5.56 acres of R-2 zoned land, 15.72 acres of R-3 zoned land and 5.27 acres of GC zoned land in order to construct future multifamily housing with more than four (4) contiguous units. 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. The property is zoned R-2, Residential District and GC, General Commercial District.

**Proponents:** Village Pointe LLC  
Larry Wood  
1991 38th Ave  
Longview, WA 98632  
Phone: 360-751-5789

**Location of Proposal, Including Street Address, if any:** The site is located at 5426 Ocean Beach Hwy (Parcel Number(s): 108550100 & 108560100). The property is located within the NE ¼ of Section 23, T8N, R3 and SE ¼ of Section 14, T8N, R3W, 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 July 25, 2017.

**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:** July 11, 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** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
Village Point Comprehensive Plan and Zoning Map Amendment
2. Name of applicant: [\[help\]](#)  
Larry Wood
3. Address and phone number of applicant and contact person: [\[help\]](#)  
1991 38th Ave  
Longview, WA 98632  
360.751.5789 (ph)
4. Date checklist prepared: [\[help\]](#)  
May into June, 2017
5. Agency requesting checklist: [\[help\]](#)  
City of Long View Planning
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
This proposal is for the requested Comprehensive Plan and Zoning Map Amendments only. Future construction will not be designed until the Amendments are approved giving certainty the intended future uses are allowed. We aim to have the Amendments approved by City Council in August so that design of the future multi-family and mini-storage can begin during the 30-day waiting period of the Amendment's finalization.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
After the Comprehensive Plan and Zoning Map Amendments are complete the site will develop multi-family residential, townhomes, a small commercial pad building with drive-through and mini-storage, in phases, on the properties in question.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)  
A Trip Generation Analysis has been provided comparing trips of the existing zoning to that of the proposed uses. A geotechnical study has also been conducted.
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. [\[help\]](#)  
To our knowledge there are no other governmental approvals pending that directly affect the property in this proposal.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

City of Long View Land Use Permit (Comprehensive Plan and Zoning Map Amendments). Future construction phases will require a separate SEPA review, City of Longview building and zoning permits and potentially a PUD or subdivision approval for phasing.

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

The proposal requests a Comprehensive Plan Amendment to:

- Reconfigure and decrease the existing Community Commercial designated land, along Ocean Beach Highway from approximately 5.28 acres to 5.27 acres.
- Convert approximately 15.72 acres of existing Medium Density Residentially designated land to High Density Residential
- The Amendment will result in approximately 5.56 acres of Medium Density Residential, 15.72 acres of High Density Residential and 5.27 acres of Community Commercial designated lands.

The Zoning Map Amendment requests the following changes:

- Convert approximately 15.72 acres of existing R2 designated land to R3.
- Reconfiguration and reduction of the existing GC designated commercial land from 5.28 acres to 5.27 acres
- The application will result in a total of approximately 5.56 acres of R2 zoned land, 15.72 acres of R3 zoned land and 5.27 acres of GC zoned land.

The requested Comprehensive Plan and Zoning Map Amendments are required in order to construct future multifamily housing with more than four (4) contiguous units. 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.

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. [\[help\]](#)

The Amendments requested affect two parcels, 108550100 and 108560100, totaling approximately 26.55 acres in area, and located north of Ocean Beach Highway, east of South Cutoff Slough and Ditch #8 and northwest of 52<sup>nd</sup> Avenue. Parcel 108560100 (assessor account number R017931) is approximately 4.15 acres in area and has approximately 780 lineal feet of frontage along Ocean Beach Highway. Parcel 108550100 (assessor number R017645) is bound by

South Cutoff Slough and Ditch #8 to the west and north, Parcel 108560100 to the southwest and abutting residential properties to the east/southeast. This parcel has approximately 60 lineal feet of its eastern property line on an unnamed public street stub along 52<sup>nd</sup> Avenue approximately 241.25 feet north of the Ocean Beach Highway and 52<sup>nd</sup> Avenue intersection.

Address: 5426 Ocean Beach Hwy. Located within the NE ¼ of Section 23, T8N, R3 and SE ¼ of Section 14, T8N, R3W

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

### **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)? [\[help\]](#)

The site is flat except where the property meets the slough and ditch. The steepest slope of the ditch is along the western property boundary and is approximately 38%.

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. [\[help\]](#)

According to the geotechnical analysis conducted for the site, "the surficial soils are generally consistent with Caples silty clay loam".

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. [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure; therefore, this criterion is not applicable. Excavation, fill and grading will be designed after approval of the requested Amendments and will be reviewed through a separate SEPA process at the time of construction permit review. Because the site is flat it is anticipated that grading, fill and excavation will be minimal.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure; therefore, clearing and construction will not take place with this proposal. Future phases, after approval of the Amendments, will include construction of multi-family housing, townhomes, retail and mini-storage. The uses proposed will not result in erosion. Construction and clearing associated with the future construction phases will be reviewed under a separate SEPA process at the time of construction permit submittal. During clearing and construction the contractor will adhere to all city and state requirements for erosion control management to minimize erosion and eliminate impacts.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. Until the Amendments are approved, and the anticipated future uses are allowed by the zone, design of the future construction phases will remain conceptual. At this time, conceptual drawings do not assess total impervious surfaces anticipated; however, the project will be designed to meet all City of Longview requirements for building coverage, landscaping, open space, etc., and impervious surfaces will be limited to those needed.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. Erosion control associated with the future construction phases will be reviewed under a separate SEPA process at the time of construction permit submittal. Erosion control will be implemented and managed according to all applicable City, County and State requirements.

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

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. There will be no emissions associated with the Amendments. Future construction phases will be reviewed under a separate SEPA process at the time of construction permit submittal. However, it is anticipated that during construction standard emissions from material delivery trucks and equipment will occur. During operations standard emissions from the commercial property will include exhaust from patron, employee and delivery vehicles and exhaust from building HVAC equipment. Exhaust from the pad building will be dependent on the tenant secured. The anticipated tenants are retail, office and/or coffee drive-through. There are no anticipated emissions from the future mini-storage beyond those from vehicles driven by patrons of the facility and building HVAC systems.

Anticipated emissions from future residential units are primarily tenant vehicle emissions. Maintenance of both the residential and commercial properties will result in standard emissions for grounds keeping equipment such as lawn mowers, power washers and garbage/recycling truck emissions. There are no anticipated emissions, beyond the standard emissions for similar developments, for any phase of this project. The emissions anticipated with the requested Amendments will not be detrimentally greater than allowed by current zoning.

- 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: [\[help\]](#)  
No extra or unnecessary machinery will be used during construction and equipment will not be left to run while not in use. Building mechanical equipment will be properly maintained to ensure optimal performance and minimal emissions. Construction of mini-storage on the majority of the commercially zoned land will also reduce emissions as it is a low traffic and emittance generating use.

### 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. [\[help\]](#)  
The South Cutoff Slough and Ditch #8 is the western and north boundaries of parcel 108550100.
- 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. [\[help\]](#)  
This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. Future construction phases will place multi-family buildings, a walking path, vehicular areas and recreation areas, such as a recreation building and pool, within 200 feet of the water. A future phase is also anticipated to provide a vehicular and pedestrian connection across the slough between parcels 107340103 and 108550100.
- 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. [\[help\]](#)  
This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. No fill or dredge material will be placed or removed from surface water or wetlands. Fill or excavation associated with future construction phases will be minimal as the site is relatively flat. Estimates of fill and excavation will be reviewed under a separate SEPA process at the time of future construction and does not impact the approval of the proposed Comprehensive Plan and Zoning Map Amendments.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)  
This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. There are no required surface water withdrawals or diversions associated with the requested Comprehensive Plan and Zoning Map Amendments. It is also not anticipated that future construction phases will require surface water withdrawals or diversions.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)



Portions of the property along the Slough and Ditch are within the Special Flood Hazard Area A (No Base Flood Elevation Determined ) per FEMA Flood Insurance Rate Map Number 53015C0492G, Effective Date December 16, 2015. There is no site plan at this time as this SEPA application is for the approval of the Comprehensive Plan and Zoning Map Amendments. Review of future construction will occur under a separate SEPA application during construction permitting. The floodplain will be included on all construction drawings.

- 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. [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. Future construction phases may include discharge of stormwater (if jurisdictional stormwater management practices require it) or landscaped area infiltration. Stormwater and runoff associated with the future construction phases will be quantified and a management system designed by a certified civil engineer according to all applicable jurisdictional regulations.

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. [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. No groundwater will be withdrawn from a well for this application. It is anticipated that future construction will connect to and use city utilities and also not withdraw groundwater from a well.

- 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. [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. No waste materials will be discharged into the ground. It is anticipated that future construction will connect to and use city utilities and also not discharge waste materials into the ground except, if jurisdictional codes require infiltration of the stormwater runoff.

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. [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. This proposal will not generate water runoff. It is anticipated that future construction will generate water runoff from building roofs

and impervious vehicular and pedestrian areas. At this time the future construction phases have yet to be designed. A certified civil engineer will quantify and design systems for treatment that meet all applicable jurisdictional rules once the requested Amendments are granted and the anticipated future uses allowed.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. This proposal will not generate water runoff. The anticipated roof and impervious area runoff of future construction could enter ground or surface waters if infiltration is required by jurisdictional stormwater management codes.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. This proposal will not alter or otherwise affect drainage patterns in the vicinity of the site. Future construction will be designed by a certified civil engineer per jurisdictional requirements and will avoid impacts to drainage patterns in the vicinity of the site.

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

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. There will be no runoff with this proposal so no reduction or control methods are proposed at this time. Future construction will be designed by a certified civil engineer according to applicable jurisdictional requirements and likely use grading and pervious areas to control and reduce surface, ground, and runoff water and drainage pattern impacts.

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? [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. No vegetation will be removed or altered as part of the Amendment approval process. Future construction will remove the grasses and random weeds which mainly comprise the site. Blackberries found along portions of the property perimeter would also be removed.

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

There are no threatened or endangered species known to be on or near the site.

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

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. No landscaping is required or proposed for the requested Amendments. Future construction phases will include landscaping design by a registered landscape architect and is anticipated to include the use of native species. As there is not much existing vegetation of value on the parcel proposed landscape will not preserve existing vegetation on the site, but will greatly improve landscaping onsite.

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

Blackberries

## 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: [\[help\]](#)

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

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

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

Ducks and other birds not identified

Likely there are fish in the slough but none were observed directly by the applicant

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

To the applicants knowledge there are no known threatened or endangered species on or near the site.

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

To the applicants knowledge the site is not a designated migration route for birds, fish or land based animals.

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

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. Measures to preserve or enhance wildlife are not applicable to the proposed Amendments. In future phases the site will be designed to preserve the existing slough, remove invasive species such as blackberries and provide landscaped

areas throughout the development. Landscaping proposed will provide opportunities as bird and wildlife habitat.

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

To the applicants knowledge there are no known invasive animal species 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. [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. Energy sources are not required for the proposed Amendments. Future phases of multi-family housing, townhouses, retail and mini-storage will likely use a combination of electric and natural gas for all energy needs. Specific energy systems will be designed when the future phases of construction are designed.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

No. This proposal is only for Comprehensive Plan and Zoning Map Amendments. Future construction will also not impact the solar energy potential of adjacent properties as buildings along the adjacent residential parcels to the east will be single story mini-storage buildings or townhomes. Taller, multi-story multi-family residential buildings will be placed toward the center of the site.

- 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: [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. The proposed Amendments will not require or use energy. Conservation methods associated with future construction phases that require energy will be considered, designed and incorporated during the future design phases of the project.

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

- 1) Describe any known or possible contamination at the site from present or past uses.

To the applicants knowledge there are no known or possible contamination at the site.

- 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.

To the applicants knowledge there are no existing hazardous chemicals/conditions present within the site.

- 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.

The proposed Comprehensive Plan and Zoning Map Amendments will not store, use or produce toxic or hazardous chemicals. It is also not anticipated any of the future uses will store, use or produce toxic or hazardous chemicals.

- 4) Describe special emergency services that might be required.

This criterion does not apply as there are no existing hazards or toxins and none are anticipated to be stored, used or produced by the requested Amendments or future construction phases.

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

This criterion is not applicable as there are no existing hazards or toxins and none are anticipated to be stored, used or produced by the requested Amendments or future construction phases.

#### **b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

The primary potential for noise will be from vehicular traffic on the abutting Ocean Beach Highway. Minute amounts of noise may be generate by vehicular traffic on the adjacent 52<sup>nd</sup> Avenue and Robbins Street rights-of-way as well as on the commercial properties to the northeast across the slough. Lawn mower noise from abutting residential properties and maintenance of nearby Mark Hoehne Park is also possible, but the infrequent occurrences of limited duration will make them inconsequential.

- 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. [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. The proposed Amendments will not create noise. Future construction phases of the project will generate typical levels of noise from construction trucks and tools, patron, employee, resident vehicles and delivery/garbage trucks as well as building HVAC systems. Construction will take place during typical work hours and days. Future commercial uses will generate noise during typical business hours. The majority of residential noise will also take place during morning and evening hours Monday through Friday.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. The proposed Amendments will not

create noise. In future construction phases noise from the abutting Highway will be buffered from the residential units by the commercial portion of the property and activity focused uses associated with the residential development (i.e. fitness center and pool). An extremely low noise generating use, mini-storage, will be placed along the eastern lot line to ensure that the existing residential uses east of the project site are minimally impacted. The mini-storage will also serve as a buffer between the existing residential homes to the east and the proposed coffee drive-up.

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

All sites are currently vacant. Conversion of the requested R2 zoning to R3 will allow for more multifamily units of more than four (4) contiguous units and slightly higher density. This will translate into a small increase in residential cars entering; however, the intended mini-storage construction will reduce total trips as it is such a low traffic generating use compared to others allowed in the commercial zone. Reorientation of the existing commercial zone will place a larger portion of commercial property along the east property line abutting the existing single family dwellings to the east. To ensure the reconfiguration does not negatively impact those single family dwellings a low impact commercial use, mini-storage, will be constructed along the eastern property line to serve as a buffer.

- 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, there are no abutting working farm or forest lands.

- c. Describe any structures on the site. [\[help\]](#)

There are no existing structures on any of the three parcels.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No, as there are no existing structures onsite.

- e. What is the current zoning classification of the site? [\[help\]](#)

Lots 108550100 and 108560100 are split zoned between GC and R2.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Lots 108550100 and 108560100 have split designations of Medium Density Residential and Community Commercial.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
The project site does not have a shoreline master program designation.
- 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? [\[help\]](#)  
This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure; therefore, the Amendments do not have residents or employees associated with it. Future construction phases of the project have yet to be fully designed and numbers for residents and workers calculated. Those numbers will be determined and provided in a separate SEPA review associated with future construction permitting.
- j. Approximately how many people would the completed project displace? [\[help\]](#)  
The site is vacant and not currently in use for commercial, industrial, residential or farming occupations. The project will not displace people as no one is currently using the site. The requested rezone will allow for a higher density residential use and allow for the site to serve a greater number of the Longview population through a mix of multi-dwelling units, townhouses and commercial uses (mini-storage, coffee drive-through and potential retail or office use).
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)  
This criterion does not apply as stated above, the proposed project will not displace any individuals.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)  
Reconfiguration of the commercially zoned land will place more of the commercial designation along the east property line and existing single family residential homes. However, the commercial land abutting those residential uses will be developed with mini-storage, a very low impact, low traffic generating use. The mini-storage use will be comprised of single story buildings and will therefore not negatively impact views or solar access to those residences. Mini-storage is a low generator of noise, odor and other adverse impacts compared to other uses allowed outright in the commercial zone. The mini-storage will also act as a buffer between the existing abutting single family homes and the anticipated multi-story, multi-family buildings planned and higher intensity coffee use with drive-through anticipated on the western portion site. It is anticipated that a pedestrian connection from the proposed developed to the adjacent Mark Hoehne Park (to the north) will be installed to provide convenient access to this nearby amenity for both the proposed development and the existing adjacent residential neighborhood to the east.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:



This criterion does not apply as there are no nearby agricultural or forest lands of long-term commercial significance.

## 9. Housing

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

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure; therefore, the Amendments do not have units associated with it. Approval of the requested changes will allow for multifamily units of more than four (4) contiguous units and a slightly higher density than currently allowed in the existing R2 zone. While not fully designed yet, it is anticipated that future construction will consist of up to 360 multi-family dwelling units and 35 townhomes. The mix of housing income types has yet to be determine.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No units will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure; therefore, the Amendments do not have housing units directly associated with it. As indicated in the provided vehicular trip generation memo, the future proposed uses and number of housing units will generate less PM peak trips than what is allowed by current zoning. At the completion of all future stages of construction it is anticipated there will be three (3) vehicular accesses, one to each abutting right-of-way, to disperse traffic thereby minimizing vehicular noise and congestion. In-depth study of specific traffic impacts will be analyzed when those future phases are designed and appropriate mitigation measures, if any are required, implemented.

## 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? [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. The future buildings have yet to be designed; however, it is anticipated that the multi-housing units will be two (2) to three (3) stories and all commercial uses single story. All heights will comply with all applicable maximum height ordinances. All principal exterior building materials will be compatible with surrounding development, meet all required building materials ordinances and be durable and long lasting for the environmental conditions found in Longview.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Currently the site is vacant of any structures and flat. Therefore, all surrounding properties have views across the property. This proposal is for Comprehensive Plan and Zoning Map Amendments

and does not include construction of any buildings, utilities or infrastructure; therefore, existing views will not be altered by the Amendments' approval. Future construction of buildings will alter views. However, the requested zone change from R2 to R3 only allows a 10-foot increase in height and as discussed in Subsection C below, design measures will be undertaken to minimize impacts and retain an appealing vista for surrounding properties.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Setbacks and landscape buffers will be implemented with all future construction phases of the project to ensure impacts to surrounding properties are minimized. The mini-storage buildings will be single story to avoid solar gain impacts or large imposing building facades. The all future development will utilize setbacks, landscaping and screening to ensure minimal impact to the abutting single-family residences. Additionally, taller residential structures will be sited toward the middle of the site to reduce visual obstruction from surrounding properties.

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. At the time of future construction phases both site and building lights will be installed. Lights associated with the commercial zone would operate during typical business hours and days. Lighting associated with the residential buildings and streets would have less predictable hours, but be similar to existing abutting residential streets and developments. All lighting will be designed and located to reduce glare and follow all applicable jurisdictional lighting regulations.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No, all lighting will be designed and located to reduce glare and follow all applicable jurisdictional lighting regulations to ensure safety and views are not negatively impacted.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

There are no known sources of off-site light that will impact this project to a greater degree than any other commercial and residential development of similar size.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

All lighting will be designed and located according to all applicable city, county, state and federal lighting regulations to reduce and control light and glare.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Ray Morse Park, across the Ocean Beach Highway right-of-way to the south, provides sporting fields. Mark Hoehne Park, to the north across South Cutoff Slough, provides a large field for informal sporting events, children's playground and a covered pavilion for gatherings. The South

Cutoff Slough provides an area for wildlife and bird watching. Mint Valley Golf Course is approximately 2.5 miles away. The Columbia River is approximately 2.5 miles away for wildlife watching, boating and fishing; though, access is limited.

- 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: [\[help\]](#)  
This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. Approval of the Amendments and construction of future phases will not reduce existing recreation opportunities. It is anticipated that the future construction phases of the project will include amenities such as a health club, swimming pool and barbeque area open to development residents along with community wide amenities including a walking trail and resting plazas along the slough and a pedestrian connection to adjacent Mark Hoehne Park.

### 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. [\[help\]](#)  
There are no buildings, structures or sites on or near the site that are over 45 years old that are listed in or eligible for listing in national, state or local preservation registers.
- 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. [\[help\]](#)  
This application is for Comprehensive Plan and Zoning Map Amendments only. There is no proposed construction or activities on the site associated with this application. Approval of the Amendments will not impact cultural or historic resources, should they be present. Construction of future buildings and site work will be reviewed under a separate SEPA application at the time of future building permit review and the site will be evaluated for cultural and historic resources at that time.
- 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.  
There is no loss, changes to or disturbances of resources expected.

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

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. Access in future construction phases will include one vehicular access to each abutting street and potential limited public street creation within the project site to facilitate lot creation. These accesses have yet to be designed beyond a preliminary conceptual stage. They will be fully developed once approval of the Amendments ensures the intended development is allowed.

- 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? [\[help\]](#)

The site is served by both the 33 and 44 bus which travels along Ocean Beach Highway. The closest stop on the 33 bus is at Heron Pointe; approximately 0.5 miles west of the site. The closest stop on the 44 bus is at Ocean Beach Highway and 46th on the west board side of the highway; approximately 0.8 miles east of the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. The future construction phases of the project have not yet been designed beyond preliminary conceptual plans; thus, specific parking quantities are not available. When the future construction phases are designed they will include parking compliant with all applicable jurisdictional requirements.

- 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). [\[help\]](#)

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. The requested Amendments will not require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities. Future phases will require, at minimum construction of vehicular connections to existing streets and limited extension of the public street grid into the site. Improvements will be analyzed and designed during refinement of the future construction phases and reviewed under a separate SEPA review associated with permitting of those phases.

- 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? [\[help\]](#)

A Trip Generation Analysis was conducted and is included with the submittal materials; refer to the Trip Generation Analysis and memo for detailed information. The proposed project will reduce PM Peak hour trips by 85 trips over that of the existing zoning. While the Trip Generation Memo numbers indicate an increase of AM Peak Hour trips due to the coffee drive-through it is important to note that the analysis provided does not account for pass-by trips at the City's request to simplify comparisons. When pass-by trips are included overall project trips are reduced and impacts of the coffee use is limited to the drive-way and internal site circulation. A full TIA which assesses impacts of specific uses and any required mitigation measures will be completed for the future construction phases.

- 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: [\[help\]](#)

Not applicable as the anticipated development will reduce total PM Peak Hour Trips over that of the existing zoning.

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

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. Approval of the Amendments will not increase the need for public services. Future construction phases of the project will include up to 360 multi-family residential dwelling units, 35 townhomes, 90,000 square feet of mini-storage and 6,000 square feet of commercial uses.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

The total number of residential units will be limited and the majority of the future commercial construction will be a mini-storage, a low impact use.

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

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure. Utilities will be analyzed and designed during refinement of the future construction phases and reviewed under a separate SEPA review associated with permitting of those phases.

### 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 Larry Wood

Position and Agency/Organization Village Pointe LLC

Date Submitted: 6/15/17

### 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?

This proposal is for Comprehensive Plan and Zoning Map Amendments and does not include construction of any buildings, utilities or infrastructure.

The site is currently comprised of approximately 21.27 acres of R2 zoned land (Medium Density Residential) and 5.28 acres of CG zoned (Community Commercial) land. The proposal calls for reconfiguring the commercial designation and the overall total area of commercially designated land will be reduced by 0.10 acres the requested change to the commercially designated lands will not result in the discharge of waters or the production, storage or release of toxic or hazardous substances. Emissions into the air and noise will result from construction equipment, patron and employee vehicles and building HVAC units, but, will not increase over those allowed by the existing commercial designation. It is anticipated that both emissions and noise will be reduced as the proposed mini-storage is a low generator of vehicle trips, building emissions and noise compared to other commercial uses currently allowed on the commercially designated property.

The requested change to the residentially zoned land will retain approximately 5.56 acres as the R2 designation and change approximately 15.72 acres to R3. It is the applicant's intent to construct 35 townhomes on the R2 land and multifamily dwellings on the R3 land. The maximum density of the existing designation would allow for 382 units on the 21.27 acres of R2 land. Under the proposed Amendments the applicant proposes construction of up to 360 multi-family units and 35 town homes or 13 units more than currently allowed. The minor increase in units will not result

in negative impacts, discharges or releases of emission, noise, water or toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

Construction of mini-storage units will reduce emissions from vehicles over other allowed commercial uses as mini-storage generates far less trips. All buildings will use new and efficient HVAC equipment.

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

The future construction phases allowed by approval of the requested Amendments will provide landscaping meeting the current land use code; therefore, landscaping of the site will be significantly improved over current conditions of the vacant lots. Landscaping provided during those phases will increase the habitat and food sources for small mammals and birds.

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

All future construction and landscaping will be designed, installed and maintained to meet all applicable city standards.

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

The future construction phases allowed by the requested Amendments will not deplete energy or natural resources to any degree greater than what is allowed by the current zoning.

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

Future construction phases will enhance the existing slough (natural resource) by removing invasive plant species and providing a walking trail and stopping areas along the slough for community enjoyment.

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 requested Amendments will not negatively affect environmentally sensitive areas or areas designated for governmental protections. Future construction phases will provide pedestrian access to the adjacent Mark Hoehne Park. Future phases will also enhance the existing slough with invasive species removal and a walking path with rest areas for community enjoyment.

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

See above.

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 proposal will not encourage land uses incompatible with existing plans.

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



This is not applicable as the proposal will not encourage land uses incompatible with existing plans.

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

Public utilities in adjacent rights-of-way will be accessed for water, sewer, sanitary, electric and gas. The included Trip Generation Memo demonstrates a reduction in PM Peak Hour trips as the proposed future mini-storage generates far less trips than the commercial uses allowed by the zone. As addressed in Item 15a above, while the zoning of 15.72 acres is requested to change from R2 to R3, allowing a higher maximum density, the total density will increase by only approximately 13 units; thus, demand on public services will increase minimally over existing allowed conditions.

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

This is not applicable as the demand on transportation will not increase and the demand on public services and utilities for approximately 13 residential units is not significant.

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

To the applicant's knowledge the proposed Comprehensive Plan and Zoning Map Amendments do not and will not conflict with local, state or federal laws or requirements for the protection of the environment.



June 14, 2017

City of Longview  
Community Development Department  
Planning Division  
1525 Broadway Street  
Longview, WA 98632

RE: Comprehensive Plan and Zoning Map Amendments  
Of Lots 108550100 and 108560100  
For Wood & Wood Properties LLC and Village Pointe LLC

Dear Staff,

Please find attached, information in conformance with the City's Comprehensive Plan and Zoning Map Amendment submittal requirements. These applications relate to Wood & Wood Properties LLC and Village Pointe LLC's proposal to modify the Comprehensive Plan and Zoning designations of lots 107340103, 108550100 and 108560100 located along Ocean Beach Highway.

The proposed project site is approximately 26.55 acres in area and has frontage on Ocean Beach Highway and to 52<sup>nd</sup> Avenue via a public street stub. The site currently has approximately 5.28 acres of land abutting Ocean Beach Highway and Robbins Street zoned GC with a Comprehensive Plan designation of Community Commercial. The remainder of the site is zoned R2 with a Comprehensive Plan Designation of Medium Density Residential.

Our proposal calls for converting approximately 15.72 acres of existing R2 land to R3 and reconfiguring and reducing the GC zoned land along Ocean Beach Highway to 5.27 acres. The proposed modification from R2 to R3 (High Density Residential) will allow for construction of multi-family housing in groups greater than four (4) units. It will also allow higher density to compensate for approximately 16% of the site building unbuildable for ground floor residential due to Floodplain and Slough easement requirements. Reconfiguration of the existing commercial land will allow for construction of mini-storage units, a low traffic and noise generating use, as a buffer between the proposed multi-family units and the existing single-family residences to the east.

With this letter please find the following materials:

- Application to Amend the Longview Comprehensive Plan
- Application to Rezone Property

Baysinger Partners Architecture

1006 SE Grand Ave., Suite 300  
Portland, OR 97214  
Phone 503-546-1600  
Fax 503-546-1601  
[www.BaysingerPartners.com](http://www.BaysingerPartners.com)

- Property Deed including legal description of the property
- Completed SEPA checklist
- Trip Generation Memo
- Exhibit Maps:
  - A1 – Existing Property Zoning
  - A2 – Proposed Property Zoning
  - A3 – Existing Property Comprehensive Plan Designations
  - A4 – Proposed Property Comprehensive Plan Designations

We trust that this submittal will be to your satisfaction and we look forward to your informed response in the near future.

Sincerely,



Jennifer L. Rinkus, Planner  
Baysinger Partners Architecture

cc: Village Pointe LLC  
File

June 13, 2017

Larry Wood  
1991 38<sup>th</sup> Avenue  
Longview, WA 98632

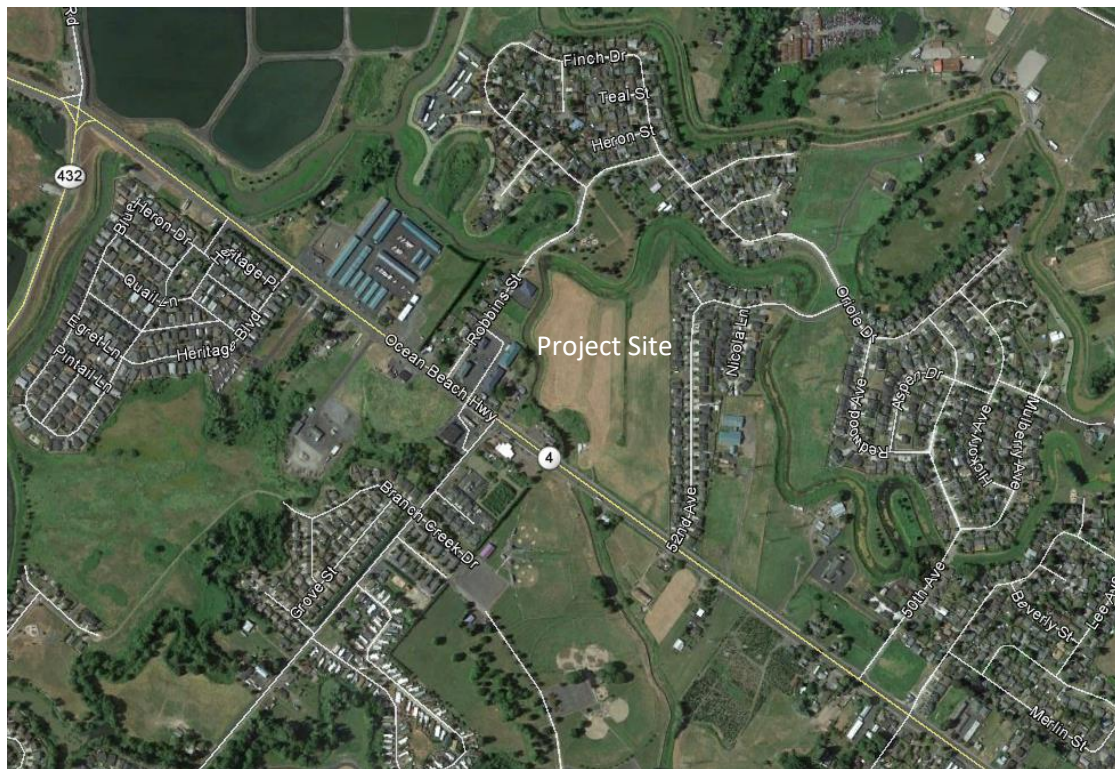
RE: Village Pointe Rezone – Trip Generation Comparison  
SCJ Project Number 2392.01 phase 20

## Introduction

Village Pointe LLC proposes construction of *Village Pointe*, to be located north of Ocean Beach Highway between Robbins Street and 52<sup>nd</sup> Avenue in Longview, Washington. The development proposal requires a rezone of the subject property to achieve the density of residential units desired and to accommodate the proposed location of a mini-storage. We have prepared a trip generation estimate of the subject property under current zoning and for the proposed site plan.

## Existing Conditions

The subject property is two vacant parcels totaling 26.55 acres. The site is currently under GC - general commercial and R-2 residential zoning. The R-2 zoning allows residential densities of 18 units per acre. **Figure 1** shows the site vicinity, subject property and roadways serving the site.



**Figure 1 – Project Site and Vicinity**



## Proposed Development

The project developer proposes to construct a mixed-use development that will incorporate the following uses:

- 90,000-sf mini-storage
- 35 Townhomes
- 360 units multifamily (apartments)
- Private Clubhouse (an auxiliary use of the residential units)
- 6,000-sf Commercial
  - 2,000-sf coffee shop
  - 4,000 commercial/retail

The development will provide three vehicle accesses; one to Ocean Beach Highway, one to an existing right-of-way stub to 52<sup>nd</sup> Avenue east of the subject property and one to Robbins Street.

## Trip Generation Comparison

We have prepared a trip generation estimate for the property under existing zoning and for the proposed project. The trip generation estimate for the existing zoning is based on a reasonable full build-out scenario. This was prepared to estimate the change in traffic potential associated with the proposed rezone. The methodology used to prepare the trip generation comparison was developed in coordination with City of Longview staff.

### *Existing Zoning*

Of the subject property, currently approximately 21.27 acres are under R-2 residential zoning and 5.28 acres are under GC general commercial zoning. For the residential zoned portion, we estimated full build-out by applying the maximum density per acre (18 units) to the acreage as shown below:

- Residential: (21.27 acres) X (18 units per acre) = **382 units**

For the 5.28 acres zoned GC we estimated the potential building space by applying a “building coverage” factor of 25% to the total acreage. This factor is commonly used to estimate building square footage potential for undeveloped commercial properties. The factor accounts for acreage required for parking lots, internal roadways, storm treatment, landscaping, building setbacks, etc. Higher percentages of building coverage can often be achieved, but 25% is a reasonably conservative factor. The estimated commercial building square footage potential is calculated below:

- Commercial: (5.28 acres) X (25% building coverage) X (43,560-sf per acre) = **57,499 square feet**

### *Proposed Project with Proposed Zoning*

Project trip generation for the proposed development plan under the proposed zoning was based on the unit counts listed for the proposed development earlier in this letter.



#### *Trip Generation Calculation*

Project trip generation was calculated using the trip generation rates contained in the current edition of the Trip Generation report by the *Institute of Transportation Engineers (ITE)*. For the “retail/commercial” building space a wide range of uses are permitted. The land use “shopping center” includes a variety of potential retail/commercial uses and was used to estimate trip generation.

The land-use categories, trip generation rates and total project trip generation estimates for AM and PM peak hour conditions are shown on the attached Trip Generation Worksheet. The trip generation totals are summarized in **Table 1**.

**Table 1. Project Trip Generation Comparison**

Land Use	AM Peak Hour Trips	PM Peak Hour Trips
<i>Proposed Project with Proposed Zoning</i>		
Mini Storage	17	23
Townhome	15	18
Multi-Family Housing	184	223
Coffee Stand	201	86
Commercial/Retail	4	15
<b>Total</b>	<b>421</b>	<b>365</b>
<i>Existing Zoning</i>		
Multi-Family Housing	195	237
Commercial/Retail	55	213
<b>Total</b>	<b>250</b>	<b>450</b>
<b>Proposed Project Difference</b>	<b>+171</b>	<b>- 85</b>

As shown in Table 1, the highest trip potential for the site is the PM peak hour condition under current zoning. The proposed development is estimated to generate 85 fewer trips than current zoning in the PM peak hour. In the AM peak hour, the total traffic generation is projected to be 171 trips higher for the proposed development compared to existing zoning.

In the morning peak hour, the coffee stand is the highest traffic generator of the proposed uses. Two things should be noted regarding the traffic potential of the coffee stand:

- Most of the traffic generated by the coffee stand would be drawn from vehicles already on Ocean Beach Highway.



- Coffee stand is an allowed land-use for the property under the existing zoning but was not assumed in the existing zoning scenario.

## Summary and Next Steps

Village Pointe LLC plans to develop a 26.55-acre property with a mix of commercial and residential uses. The proposed site plan requires a rezone to achieve the density of residential units desired and to reconfigure the commercial zoning to accommodate the placement of a mini-storage facility. The trip generation comparison shows that the estimated project traffic generation of the existing zoning and proposed project scenarios are of a similar scale.

As the project moves to the permitting process, the Village Pointe development will be required to provide a thorough Traffic Impact Analysis (TIA) as part of the site plan review package. The TIA will provide analysis and recommendations on the design of the proposed site access on Ocean Beach Highway to ensure it will operate without causing congestion. The TIA will also address the potential impacts of project-generated traffic on existing roadways and intersections throughout the area.

Thank you again for the opportunity to participate in your project. Please feel free to call me at (360) 352-1465 if you have any questions about this Trip Generation Comparison.

Respectfully,  
SCJ Alliance

George Smith  
Senior Transportation Planner

Attachment:

Trip Generation Worksheet





## Village Pointe

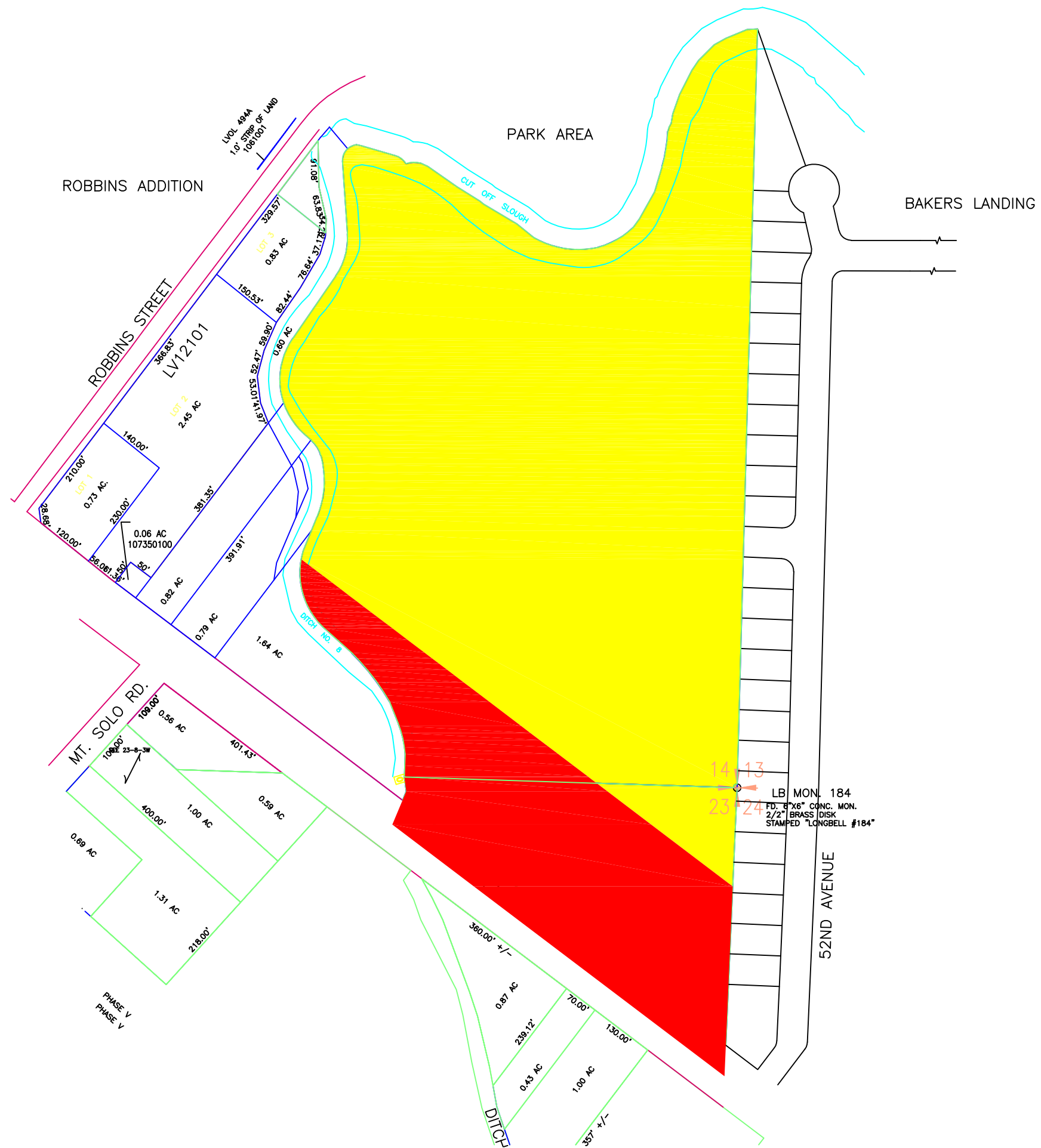
Trip Generation Worksheet

PM Peak Hour Trip Generation - Proposed Project with Proposed Zoning										
Site Plan Description	LUC	ITE Description	Variable	Value	Trip Rate	Distribution		Total Trips		
						In	Out	In	Out	Total
Mini Storage	151	Mini-Warehouse	1,000 sqft	90.000	0.26	50%	50%	11	12	23
Townhome	230	Residential Condominium/Townhouse	Dwelling Units	35	0.52	67%	33%	12	6	18
Multi-Family	220	Apartment	Dwelling Units	360	0.62	65%	35%	145	78	223
Coffee Stand	937	Coffee/Donut Shop with Drive-Through Window	1,000 sqft	2.000	42.80	50%	50%	43	43	86
Commercial/Retail	820	Shopping Center	1,000 sqft	4.000	3.71	48%	52%	7	8	15
<b>Total</b>								<b>218</b>	<b>147</b>	<b>365</b>

PM Peak Hour Trip Generation - Existing Zoning										
Site Plan Description	LUC	ITE Description	Variable	Value	Trip Rate	Distribution		Total Trips		
						In	Out	In	Out	Total
Multi-Family	220	Apartment	Dwelling Units	382	0.62	65%	35%	154	83	237
Commercial/Retail	820	Shopping Center	1,000 sqft	57.499	3.71	48%	52%	102	111	213
<b>Total</b>								<b>256</b>	<b>194</b>	<b>450</b>

AM Peak Hour Trip Generation - Proposed Project with Proposed Zoning										
Site Plan Description	LUC	ITE Description	Variable	Value	Trip Rate	Distribution		Total Trips		
						In	Out	In	Out	Total
Mini Storage	151	Mini-Warehouse	1,000 sqft	90.000	0.19	53%	47%	9	8	17
Townhome	230	Residential Condominium/Townhouse	Dwelling Units	35	0.44	17%	83%	3	12	15
Multi-Family	220	Apartment	Dwelling Units	360	0.51	20%	80%	37	147	184
Coffee Stand	937	Coffee/Donut Shop with Drive-Through Window	1,000 sqft	2.000	100.58	51%	49%	103	98	201
Commercial/Retail	820	Shopping Center	1,000 sqft	4.000	0.96	48%	52%	2	2	4
<b>Total</b>								<b>154</b>	<b>267</b>	<b>421</b>

AM Peak Hour Trip Generation - Existing Zoning										
Site Plan Description	LUC	ITE Description	Variable	Value	Trip Rate	Distribution		Total Trips		
						In	Out	In	Out	Total
Multi-Family	220	Apartment	Dwelling Units	382	0.51	20%	80%	39	156	195
Commercial/Retail	820	Shopping Center	1,000 sqft	57.499	0.96	48%	52%	26	29	55
<b>Total</b>								<b>65</b>	<b>185</b>	<b>250</b>



## AREAS





















Total Site Area = 26.55 ac

Total Existing R2 zoning = 21.27 ac

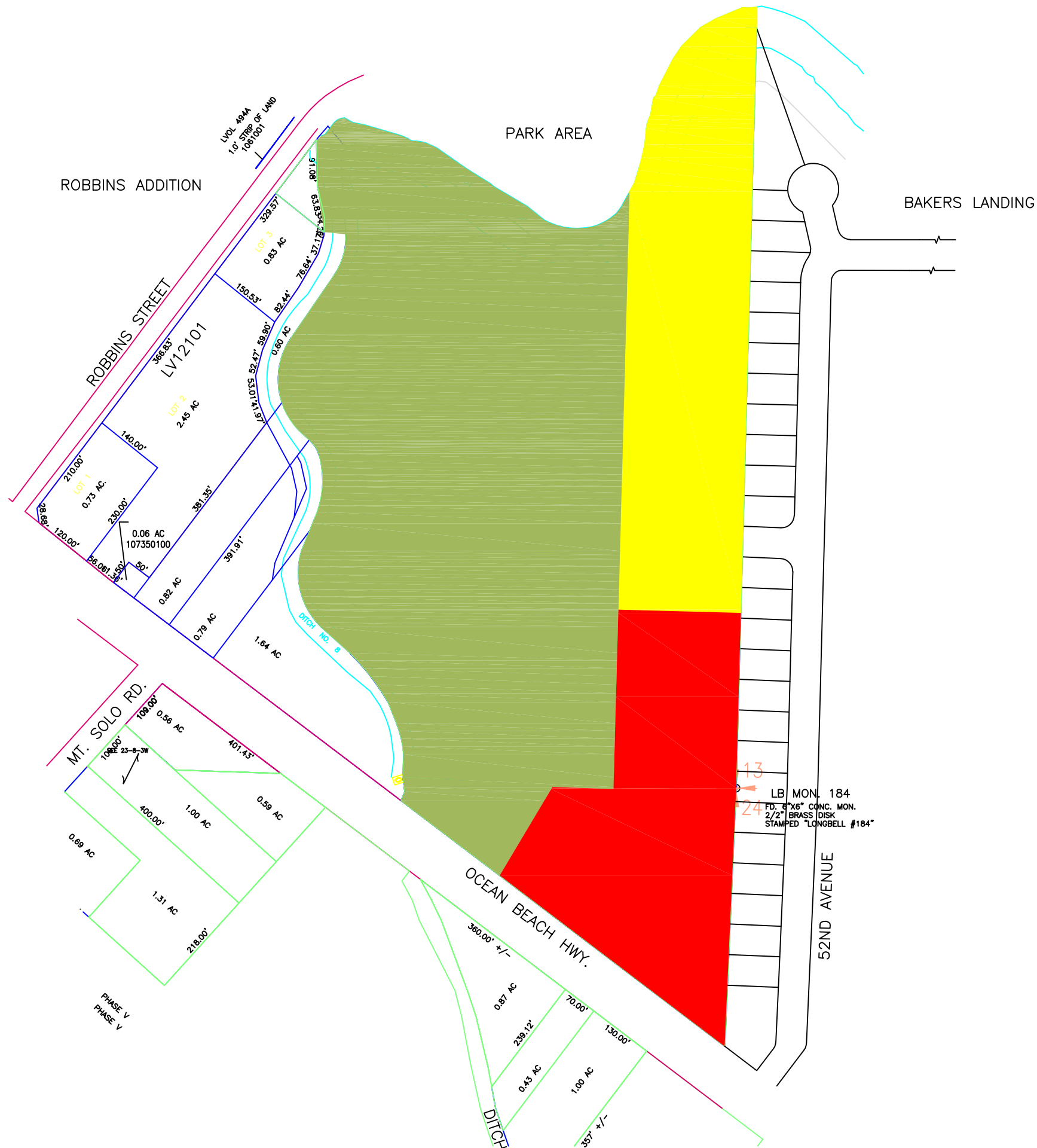
Total Existing CG zoning = 5.28 ac

# City of Longview Zoning Map

## LEGEND

	R-1	Residential District
	R-2	Residential District
	TNR	Traditional Neighborhood Residential
	R-3	Residential District
	R-4	Residential District
	NC	Neighborhood Commercial District
	GC	General Commercial District
	D-C	Downtown Commerce District
	CBD	Central Business District
	O/C	Office/Commercial District
	RC	Regional Commercial District
	LI-A	Light Industrial District
	LI-B	Light Industrial District
	MU-C/I	Mixed Use Commercial/Industrial District
	HI	Heavy Industrial District
	C-C	Civic Center District
	C-D	Country Club District
	C-F	County Fairgrounds District
	RF-1	Riverfront District
	PUD	Planned Unit Development Floating Overlay District

# EXISTING ZONING



### **TOTAL AREAS**

Total Site Area = 26.55 ac  
Total Proposed R3 zoning = 15.72 ac  
Total Proposed R2 = 5.56 ac  
Total Proposed CG = 5.27 ac

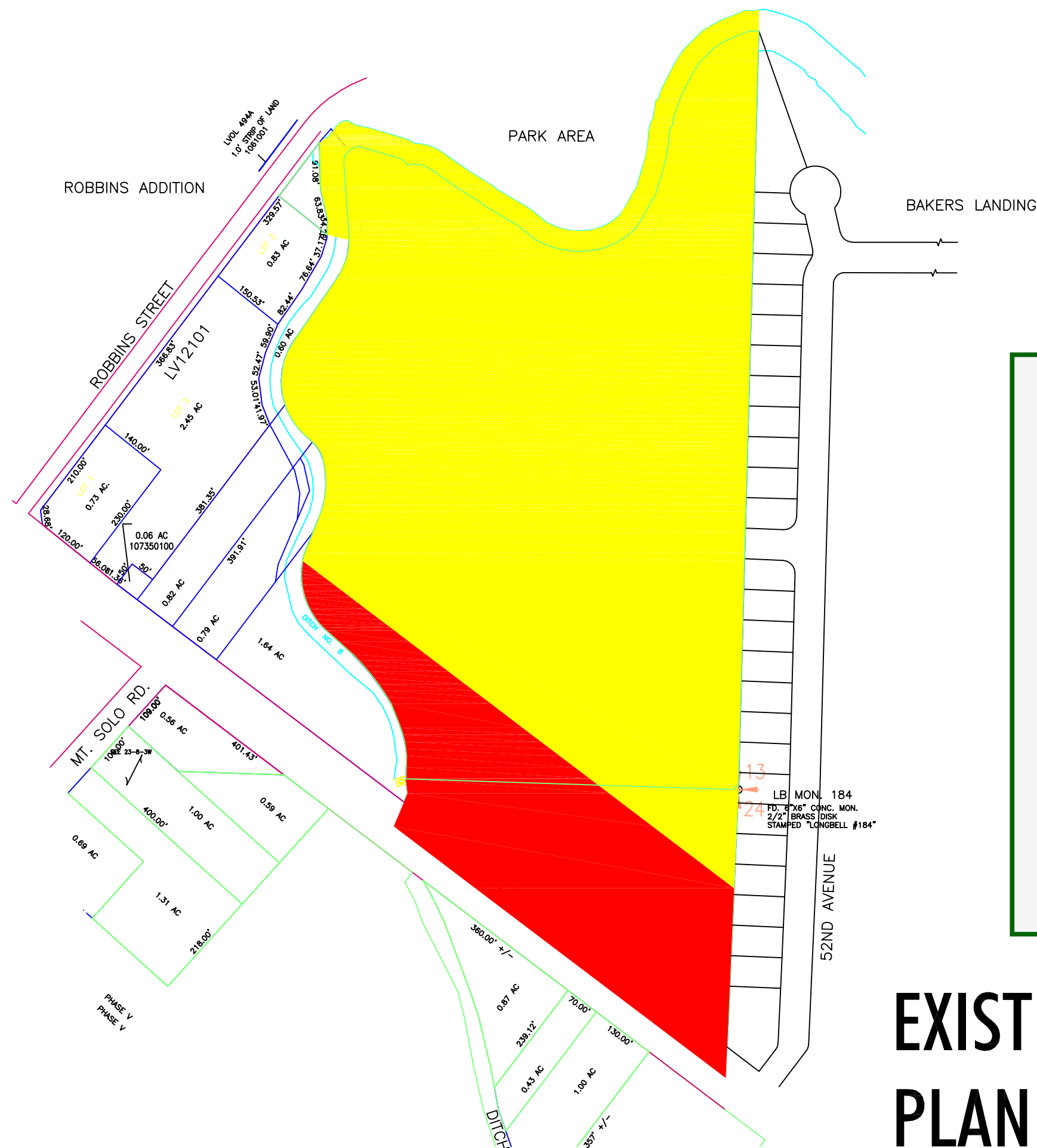
## **City of Longview Zoning Map**

### **LEGEND**

<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	R-1 Residential District
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	R-2 Residential District
<span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	TNR Traditional Neighborhood Residential
<span style="background-color: olive; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	R-3 Residential District
<span style="background-color: brown; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	R-4 Residential District
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	NC Neighborhood Commercial District
<span style="background-color: red; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	GC General Commercial District
<span style="background-color: darkred; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	D-C Downtown Commerce District
<span style="background-color: darkred; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	CBD Central Business District
<span style="background-color: pink; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	O/C Office/Commercial District
<span style="background-color: brown; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	RC Regional Commercial District
<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	LI-A Light Industrial District
<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	LI-B Light Industrial District
<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	MU-C/I Mixed Use Commercial/Industrial District
<span style="background-color: darkgray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	HI Heavy Industrial District
<span style="background-color: blue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	C-C Civic Center District
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	C-D Country Club District
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	C-F County Fairgrounds District
<span style="background-color: lightorange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	RF-1 Riverfront District
<span style="background-color: green; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	PUD Planned Unit Development Floating Overlay District



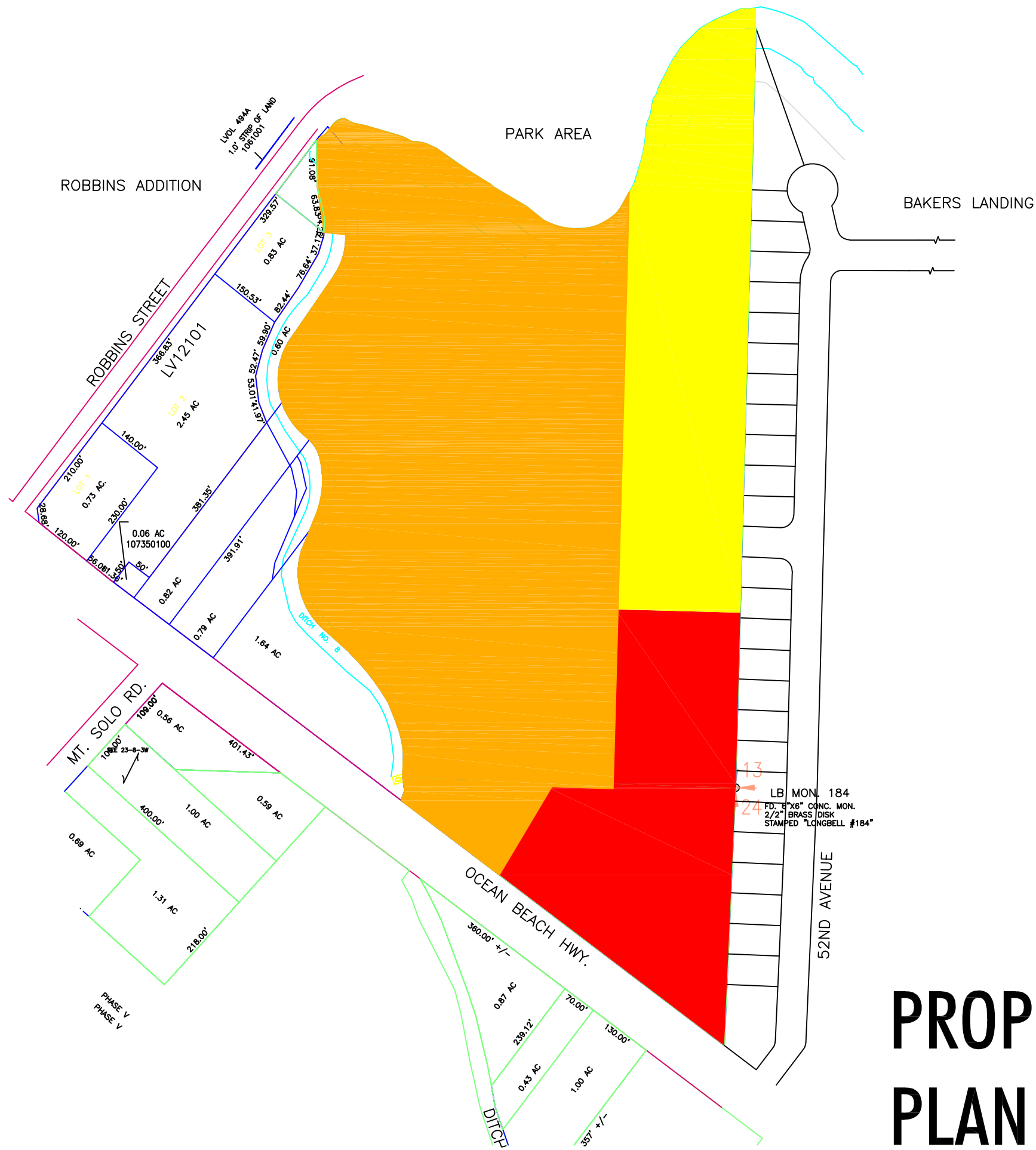
# PROPOSED ZONING



## LEGEND

- Planning Area Boundary
- Longview City Limits
- Land Use
- Low Density Residential
- Traditional Neighborhood Res.
- Medium Density Residential
- High Density Residential
- Mixed Use Residential/Commercial
- Neighborhood/Convenience Commercial
- Community Commercial
- Mixed Use Office/Commercial
- Regional Commercial
- Central Business District
- Mixed Use Commercial/Industrial
- Light Industrial
- Heavy Industrial
- Civic Center
- Public/Quasi-Public/Institutional

# EXISTING COMPREHENSIVE PLAN DESIGNATION



## LEGEND

- Planning Area Boundary
- Longview City Limits
- Land Use
  - Low Density Residential
  - Traditional Neighborhood Res.
  - Medium Density Residential
  - High Density Residential
  - Mixed Use Residential/Commercial
  - Neighborhood/Convenience Commercial
  - Community Commercial
  - Mixed Use Office/Commercial
  - Regional Commercial
  - Central Business District
  - Mixed Use Commercial/Industrial
  - Light Industrial
  - Heavy Industrial
  - Civic Center
  - Public/Quasi-Public/Institutional

# PROPOSED COMPREHENSIVE PLAN DESIGNATION





## 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 2017-2**

Related Case Number:

**E 2017-7**

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: Comprehensive Plan Land Use Map

From: Medium Density and Community Commercial To: Medium Density Residential, High Density Residential and Community Commercial

Address of Property/Properties: No Situs and 5426 Ocean Beach Hwy \_\_\_\_\_

Assessor's Parcel Number(s): R017931 (108560100) and R017645 (108550100) \_\_\_\_\_

Legal Description of Property Under Consideration: Refer to provided property deed \_\_\_\_\_

(Attach additional sheets as necessary)

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

Approximately 15.72 acres of the Medium Density Residential property in the Northwest portion of the site is requested to be changed to High Density Residential. The remaining approximately 5.56 acres of existing Medium Density Residential property in the northeast corner of the site will remain Medium Density Residential. The existing, approximately 5.28 acres of Community Commercial property along Ocean Beach Highway will be reconfigured and reduced to 5.27 acres.

(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.)**

The site's size and location makes it extremely suitable for multifamily housing, a commodity that is currently lacking in the City of Longview. Re-designation of Medium Density Residential to High Density Residential will allow construction of multi-family units in groups greater than four (4) units and compensate for nearly 16% of the site being unbuildable due to floodplain and slough easement requirements.

Reconfiguring the commercially zoned property allows for construction of mini-storage (a low trip and noise generating use) to be constructed as a buffer between the existing single family residential zone to the east and the proposed multi-family designation of this request.

(Attach additional sheets as necessary)



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

The existing Medium Density Residential designation has a lower maximum density than the High Density Residential designation and is not intended for multi-family units in groups larger than four (4). The High Density Residential category allows a higher maximum density and is intended for multi-family dwellings in groups larger than four (4). To provide much needed multi-family housing and compensate for approximately 16% of the site area being unbuildable for residential due to the slough, slough easement and flood area, future construction will build housing units of between eight (8) to 24 units. Additionally, the existing orientation of the commercial zone would require access for the multi-family through the commercial properties or only from abutting local streets. Reorientation of the commercial land allows the requested High Density Residential designation to share Ocean Beach Highway frontage and access.

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(Attach additional sheets as necessary)

#### GENERAL SITE CHARACTERISTICS

Property Size: Gross Acres: ~26.55 Net Acres: ~ 22.26 (minus slough, slough easement and flood zone)

Square Feet: 1,156,518 (gross); 969,645.6 (net)

Comprehensive Plan Designation: Medium Density Residential & Community Commercial



Is the site vacant? Yes

Current use of the land. Describe geographical features and note any structures: Undeveloped. Property is bordered on west and north by South Slough and Ditch #8.

**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]

<p><b>Signature:</b> <u></u></p> <p><b>Name:</b> <u>Village Pointe LLC</u> (Please Print)</p> <p><b>Mailing Address:</b> <u>1991 38<sup>th</sup> Ave</u> (Street or PO Box)</p> <p><b>City:</b> <u>Longview</u> <b>State:</b> <u>WA</u></p> <p><b>Zip:</b> <u>98632</u> <b>Phone:</b> <u>360.751.5789</u></p>	<p><b>Signature:</b> <u></u></p> <p><b>Name:</b> <u>Village Pointe LLC</u> (Please Print)</p> <p><b>Mailing Address:</b> <u>1991 38<sup>th</sup> Ave</u> (Street or PO Box)</p> <p><b>City:</b> <u>Longview</u> <b>State:</b> <u>WA</u></p> <p><b>Zip:</b> <u>98632</u> <b>Phone:</b> <u>360.751.5789</u></p>
<p><b>Signature:</b> _____</p> <p><b>Name:</b> _____ (Please Print)</p> <p><b>Mailing Address:</b> _____ (Street or PO Box)</p> <p><b>City:</b> _____ <b>State:</b> _____</p> <p><b>Zip:</b> _____ <b>Phone:</b> _____</p>	<p><b>Signature:</b> _____</p> <p><b>Name:</b> _____ (Please Print)</p> <p><b>Mailing Address:</b> _____ (Street or PO Box)</p> <p><b>City:</b> _____ <b>State:</b> _____</p> <p><b>Zip:</b> _____ <b>Phone:</b> _____</p>
<p><b>Signature:</b> _____</p> <p><b>Name:</b> _____ (Please Print)</p> <p><b>Mailing Address:</b> _____ (Street or PO Box)</p> <p><b>City:</b> _____ <b>State:</b> _____</p> <p><b>Zip:</b> _____ <b>Phone:</b> _____</p>	<p><b>Signature:</b> _____</p> <p><b>Name:</b> _____ (Please Print)</p> <p><b>Mailing Address:</b> _____ (Street or PO Box)</p> <p><b>City:</b> _____ <b>State:</b> _____</p> <p><b>Zip:</b> _____ <b>Phone:</b> _____</p>

## CERTIFICATION

City of Longview )  
ss

County of Cowlitz )

I/we, being first duly sworn, do/does hereby depose and say that we 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 our knowledge and belief, and have affixed our 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):

[Signature]  
Frank M. Ward

Mailing Address: 1991 38<sup>th</sup> Ave  
(Street or PO Box)

See Note 3

City: Longview State: WA Zip: 98632 Phone: 360-751-5789

Subscribed and sworn to before me this 15 day of June, 20 17.



[Signature]  
Notary Public

Printed Name: LeRoy Parcel

Residing In: Kelso

My Commission Expires: 7-19-2019

### 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: ..... [Per LMC 19.06.060](#)

SEPA Review Fee:..... [Per LMC 17.02.070](#)

Total Fees:..... \_\_\_\_\_

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

**BELOW IS FOR STAFF USE ONLY:**

DATE APPLICATION COMPLETE: June 20, 2017

LONGVIEW PLANNING COMMISSION:

Set on Planning Commission  
Agenda For a Future Public Hearing: Date August 2, 2017 ..... 7:00 PM

Public Hearing Scheduled: Date: July 5, 2017 ..... 7:00 PM

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

LONGVIEW CITY COUNCIL:

Public Hearing Scheduled: Date: \_\_\_\_\_ ..... 7:00 PM

Ordinance No: \_\_\_\_\_ Adopted: \_\_\_\_\_ Effective: \_\_\_\_\_

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

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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## 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 2017-2**

Related Case Number:

**E 2017-7**

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: R2 and CG

Present Zoning District

To: R2, R3 and CG

Requested Zoning District

Applicant: Larry Wood

(Print All Information)

Phone: 360.751.5789

Contact Name: Larry Wood and Jennifer Rinkus

Fax: \_\_\_\_\_

Mailing Address: 1991 38<sup>th</sup> Ave

(Street or PO Box)

City: Longview

Email: larrywood77@gmail.com

State: WA

Zip: 98632

jenniferr@baysingerpartners.com

Address of Property/Properties: No Situs, 2250 Robbins Street and 5426 Ocean Beach Hwy

Assessor's Parcel Number(s): R017931 (108560100) and R017645 (108550100)

Description of Property: Vacant land bound by South Slough and Ditch #8 to the north and west, Ocean Beach Highway to the south.

Name of Subdivision: Longview Outlot Lot(s): 733, 734

Block(s): LVOL

Location: Section 14 & 23 Township & Range 83W Willamette Meridian

(Attach additional sheets as necessary)

### **REQUIRED SUBMITTAL MATERIALS**

Have you had a pre-application conference with City staff? Yes Date: Multiple dates; latest – May 17<sup>th</sup> (in person) & May 24<sup>th</sup> (conference call)

X 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.

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

X 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.

N/A Certificate of Appropriateness issued by the Historic Preservation Commission, if applicable.

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

Explain the reason(s) for the Zone Change Classification Requested: A portion of the property is unbuildable as it lies within the Slough (property line extends to the middle of the slough) and there is both a required slough easement and “A” floodplain designation along the slough which precludes development of buildings and ground floor residential uses within those area. These area account for approximately 16% of the total site area and reduces the total area available for construction. To allow for construction of multifamily homes in groups of more than four (4) units and allow for a higher density to compensate for the unbuildable lands reclassification of approximately 15.72 acres from R2 (medium density residential) to R3 (high density residential) is requested. Additionally, the existing CG zoning along Ocean Beach Highway will be reconfigured and reduced by 0.10 acres to allow construction of mini-storage as a buffer between the proposed multi-family units and the existing single family residential to the east as it is a low traffic and noise generating use. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheets as necessary)



GENERAL SITE CHARACTERISTICS

Property Size: Gross Acres: ~26.55

Square Feet: 1,156,518

Comprehensive Plan Designation: Currently: Medium Density Residential and Community Commercial;  
Proposed: Medium Density Residential, High Density Residential and Community Commercial

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

Is the site vacant? Yes

Current Use of the Land

Describe geographical features and note any structures: The land is undeveloped and there are no structures.

Current Sewerage System: None, the site is vacant. Future construction will connect to existing the public sewer system in the abutting streets (Ocean Beach Highway and/or 52<sup>nd</sup> Avenue).

Street System serving area: Lot 108560100 has frontage on Ocean Beach Highway. Lot 108550100 has access to 52<sup>nd</sup> Avenue via a public street stub.

## **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]

Name: Village Pointe LLC  
(Please Print All Information)

Mailing Address: 1991 38<sup>th</sup> Ave  
(Street or PO Box)

City: Longview State: WA

Zip: 98632 Phone: 360.751.5789

Description/use of Property: Parcel 108550100 – vacant, no structures, bound by South Slough and Ditch #8 to the north and west, parcel 108550100 to the south and existing single family residential dwellings to the east. Has access to 52<sup>nd</sup> Avenue via a public street stub.

Parcel 108560100 – vacant, no structures, bound by frontage on Ocean Beach Highway to the south, Ditch #8 to the west, parcel 108550100 to the north and existing single family residential to the east.

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

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

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

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

Description/use of Property: \_\_\_\_\_

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

### FILING FEES:

Public Hearing Fee: ..... \$ 2,317.00

SEPA Review Fee:..... \$579.00

Total Fees:..... \$2,896.00

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

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: 6/15/17

Signature of Applicant:

Date: 6/15/17

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: \_\_\_\_\_  
\_\_\_\_\_

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: Shari M. White Date: 6-15-17  
Signature of Applicant: Shari M. White Date: 6-15-17

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: \_\_\_\_\_  
\_\_\_\_\_