



Special Property Use Permit Application to the  
Appeal Board of Adjustment

Community Development Department ♦ 1525 Broadway, P.O. Box 128 ♦ Longview, WA 98632 ♦ 360.442.5086/Fax 360.442.5953

Special Property Use Permit Application  
To the Appeal Board of Adjustment

THIS SECTION FOR OFFICE USE ONLY:

LMC 19.12

Case Number: ABA 2018-1

Related Case Number: E 2018-9

APPLICATION AND AUTHORIZING SIGNATURES

Each current property owner of record must sign the application or provide a letter authorizing an agent or representative to act on his or her behalf.

*I hereby apply for the Special Property Use Permit as described in this application and certify that the information provided is accurate. I further certify that I am authorized to make the application and that there are no covenants, conditions, or restrictions that may limit or prohibit the Special Property Use Permit requested.*

Property Owner: Cowlitz 2 Fire and Rescue, c/o Jeremy Huff \_\_\_\_\_ Phone: (360) 578-5218 \_\_\_\_\_  
(Print All Information)

Mailing Address: 701 Vine St. \_\_\_\_\_ Fax: \_\_\_\_\_  
(Street or PO Box)

City: Kelso \_\_\_\_\_ State: WA \_\_\_\_\_ Zip: 98626 \_\_\_\_\_

Property Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

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

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

Applicant: Rice Fergus Miller, c/o Ed McManamna \_\_\_\_\_ Phone: (360) 377-8773 \_\_\_\_\_  
(Print All Information)

Mailing Address: 275 5<sup>th</sup> St #100 \_\_\_\_\_ Email: emcmanamna@rfmarch.com  
(Street or PO Box)

City: Bremerton \_\_\_\_\_ State: WA \_\_\_\_\_ Zip: 98337 \_\_\_\_\_

Relationship to Property Owner: Architect/Agent for Owner \_\_\_\_\_

**BASIC INFORMATION ABOUT THE SITE AND PROPOSAL** (attach additional pages if necessary)

Briefly describe the proposed project (land use) and/or type of business you wish to conduct:

The project consists of replacement of the existing fire station on the subject property with a new 7,440 sf fire station and associated site improvements and landscaping. New site improvements to include stormwater management, paved drives and parking areas for staff and visitors, enhanced wetland buffers, and new landscaping. The new station will be built on piling foundations.

Address of Property: 5699 Ocean Beach Hwy, Longview WA, 98632 \_\_\_\_ Parcel No. 107260100/107300100

Comprehensive Plan Designation: Public/Quasi-Public Institutional \_\_\_\_ Zoning District: R-1 \_\_\_\_

Current Use of Property: Fire Station \_\_\_\_

Gross land area of the site to be developed: 65,775.6 \_\_\_\_ Square Feet 1.51 \_\_\_\_ Acres

Net land area (gross land area minus land dedicated for public purposes): 37,256 sq. ft \_\_\_\_

Describe any existing structures on the site: A single, one story fire station with a single residential portable unit. \_\_\_\_

Number and surface type of all existing driveways at the site: one driveway of poured concrete. \_\_\_\_

Number, type and dimensions of existing signage at the site: Single monument sign, 12 sq. ft \_\_\_\_

Describe signage proposed for the land use requested: A single electronic messaging board at entrance to the property (approx. 48 sq. ft). Building signage consists of metal letters and fire district logo at building entry.

Existing zoning and land uses of adjacent properties (including across the street, if applicable):

North: GC / R-1 \_\_\_\_ Current Land Uses: Storage facility / Residential \_\_\_\_

South: R-1 \_\_\_\_ Current Land Uses: Open Grass Field \_\_\_\_

East: GC \_\_\_\_ Current Land Uses: Gas Station \_\_\_\_

West: R-3 \_\_\_\_ Current Land Uses: Single / Multi-Family Housing \_\_\_\_

Describe any Critical Areas identified on or located within 300 feet of the site: Wetland A: Category IV depressionnal, forested, scrub-shrub, emergent wetland located along the southeastern edge of the site. Delineation and buffer reduction and enhancement by Ecological Land Services, April 2017. \_\_\_\_

Describe any private wells, septic tanks, drain fields, etc. located on the site: None existing or proposed. \_\_\_\_

## BASIC INFORMATION ABOUT THE SITE AND PROPOSAL (CONT'D)

Proposed hours of operation: Fire station will be operational 24-hours per day, 365 days per year. \_\_\_\_\_

Describe how parking will be accommodated for the proposed use: 15 Parking spaces shall be on site. This accommodates for both facility personnel and visitors

Describe how the proposed use will impact traffic circulation: Approximately 600 emergency calls per year (avg. 1.6/day). Approximately 12-15 trips per day for firefighters, staff, and visitors. Information provided by Cowlitz 2 Fire & Rescue based on employee records and call response data.

***To assess whether the City will need additional information and/or whether you need to obtain additional permits or applications from other departments or agencies, please answer the following questions:***

Will the proposed land use:

- |  |     |       |       |    |       |
|--|-----|-------|-------|----|-------|
| a) Require removal or demolition of any existing structure(s)?                                     | Yes | X     | _____ | No | _____ |
| b) Affect historic structures or historically significant features?                                | Yes | _____ |       | No | X     |
| c) Require a Variance from a development standard?   | Yes | _____ |       | No | X     |
| d) Involve fill or removal of contaminated soils or hazardous materials?                           | Yes | _____ |       | No | X     |
| e) Involve grading/fill over an existing public storm drain, sanitary sewer or water line?         | Yes | _____ |       | No | X     |
| f) Involve land that has a slope of 15% or greater?  | Yes | _____ |       | No | X     |
| g) Require an Environmental Checklist be submitted and reviewed under the SEPA Rules (WAC 197-11)? | Yes | X     | _____ | No | _____ |
| h) Be located within 300 feet of a shoreline?  | Yes | _____ |       | No | X     |

***If you answered yes to any of the above, please contact the Planning Division before submitting your application.***

## **SPECIAL PROPERTY USE PERMIT REVIEW CRITERIA AND DEVELOPMENT STANDARDS**

In accordance with LMC 19.12.050, the Appeal Board of Adjustment shall exercise jurisdiction in receiving, granting or denying applications for Special Property Uses. No Special Property Use Permit shall be issued by the Board until after a public hearing, and until after the Building Official has found that all other provisions of the Longview Municipal Code have been fulfilled.

Criteria reviewed by the Appeal Board of Adjustment include:

- 1) The proposed use is consistent with the intended character of the zoning district and the operating characteristics of the neighborhood.
- 2) The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, or that the proposal identifies acceptable mitigation measures.
- 3) The transportation system is capable of supporting the proposed land use in addition to the existing land uses in the area. Evaluation factors include street capacity and level of service, availability of off-street parking to accommodate the proposed land use, access requirements, neighborhood impacts, and pedestrian safety.
- 4) Public services for water, sanitary and storm sewer, and to ensure that fire and police protection are capable of servicing the proposed land use and the immediate area.

Criteria that the Board utilizes to review all applications is established in LMC §19.12.050.

### FILING FEES:

Public Hearing Fee: ..... Per LMC 19.06.060

SEPA Review Fee(if applicable): ..... Per LMC 17.02.070

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

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

### LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled:    Date: \_\_\_\_\_ ..... 4:30 PM

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

FOR STAFF USE ONLY:

- \_\_\_\_\_ Telecommunications Facility Propagation Map provided, if applicable.
- \_\_\_\_\_ Legal Description of Property.
- \_\_\_\_\_ Copy of Deed Restrictions and Restrictive Covenants (CCR's).
- \_\_\_\_\_ 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.
- \_\_\_\_\_ Title Report, if applicable.
- \_\_\_\_\_ Critical Area Permit, if required.
- \_\_\_\_\_ SEPA Environmental Checklist, if required.
- \_\_\_\_\_ Certificate of Appropriateness issued by the Historic Preservation Commission, if applicable.

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

NOTES TO APPLICANT/OWNER:

1. If the Appeal Board of Adjustment or City 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.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. The applicant or authorized representative must attend the Appeal Board of Adjustment public hearing and be prepared to respond to any questions the Appeal Board may have.
5. **Time limitation for Special Property Uses:** if such building permit and/or occupancy permit is not obtained by the applicant within six months from the date of the board's decision, the board's decision shall cease to be effective.

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: \_\_\_\_\_

4/2/18

Signature of Property Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

4/2/18

(If different than property owner)