



City of Longview

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

City Council

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

Thursday, September 12, 2019

7:00 PM

2nd Floor, City Hall

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

1. CALL TO ORDER

2. INVOCATION*/FLAG SALUTE

19-000347 INVOCATION BY PAUL BRICKNELL, COWLITZ COUNTY CHAPLAIN

3. ROLL CALL

4. APPROVAL OF MINUTES

19-000334 SPECIAL COUNCIL MEETING MINUTES, AUGUST 15, 2019
REGULAR COUNCIL MEETING MINUTES, AUGUST 22, 2019

5. CHANGES TO THE AGENDA

6. PRESENTATIONS & AWARDS

19-000341 LIFE SAVE AWARDS

19-000340 EXTRA MILE PROCLAMATION

19-000346 PROCLAMATION: SUICIDE AWARENESS & PREVENTION MONTH ~ SEPTEMBER 2019

7. CONSTITUENTS' COMMENTS (Thirty Minutes)
8. FOLLOW-UP TO PAST CONSTITUENTS' COMMENTS
9. PUBLIC HEARINGS

19-000333 PUBLIC HEARING – REQUEST TO VACATE ALLEY RIGHT-OF-WAY FROM OHIO STREET TO 9TH AVENUE, ASSESSOR'S PLAT NO. 12

RECOMMENDED ACTION:
HOLD THE PUBLIC HEARING
THEN –
MOTION TO:

APPROVE THE PROPOSED VACATION CONTINGENT UPON PAYMENT OF VACATION FEES, RETENTION OF A PUBLIC WATER AND SEWER EASEMENT, AND PROVISIONS FOR PRIVATE EASEMENTS AND; DIRECT THE CITY ATTORNEY TO PREPARE AN ORDINANCE FOR ADOPTION AFTER VACATION FEES HAVE BEEN PAID AND PROVISIONS FOR PRIVATE EASEMENTS HAVE BEEN MADE AND; DETERMINE THE VACATION IS NEEDED FOR ECONOMIC DEVELOPMENT OPPORTUNITIES IN ACCORDANCE WITH RESOLUTION NO. 2290 AND; SET THE VACATION FEES AT \$15,136.50.

10. BOARD & COMMISSION RECOMMENDATIONS

19-000339 AMERICANS WITH DISABILITIES ACT (ADA) PROGRAM UPDATE & ACCESSIBILITY ADVISORY COMMITTEE PROJECT RECOMMENDATIONS

RECOMMENDED ACTION: MOTION TO APPROVE AUTHORIZATION AND COMPLETION OF ALL 4 RECOMMENDED ADA PROJECTS SUGGESTED BY THE CITY OF LONGVIEW ACCESSIBILITY ADVISORY COMMITTEE (CLAAC) USING BUDEGETED ADA CAPITAL FUNDING AS IDENTIFIED IN THE ATTACHED PRESENTATION. THE PROJECTS INCLUDE:

1) 6 ADA CURB RAMPS AT 10TH & NEW YORK (NE, NW, SE, SW CORNERS) AND AT 11TH & VANDERCOOK (NE, SE CORNERS)

2) 2 ADA ACCESSIBLE DOORS FOR THE 1ST FLOOR OF CITY HALL, FINANCE DEPARTMENT & PUBLIC WORKS/COMMUNITY ECONOMIC DEVELOPMENT

3) ADA ACCESSIBLE CONCRETE PAD WITH DRAINAGE AND RESTROOM FIXTURE UPGRADE FOR A SINGLE HEMLOCK PLAZA RESTROOM AT LAKE SACAJAWEA

4) ADA PUBLIC PARKING COMPLIANCE AT CITY HALL, LIBRARY AND FIRE STATION 81 – SIGN AND PARKING STRIPING IMPROVEMENTS

19-000330 THE VALE AT OVERLOOK A 61 LOT PRELIMINARY SUBDIVISION PLAT APPLICATION

RECOMMENDED ACTION: MOTION TO GRANT APPROVAL OF THE VALE AT OVERLOOK PRELIMINARY PLAT SUBDIVISION APPLICATION AND ADOPT THE FINDINGS AND CONDITIONS OF APPROVAL RECOMMENDED BY THE PLANNING COMMISSION

11. ORDINANCES & RESOLUTIONS

19-000336 RESOLUTION NO. 2310: DECLARING THE CITY'S INTENT TO AUTHORIZE A SALES AND USE TAX FOR AFFORDABLE HOUSING IN ACCORDANCE WITH SUBSTITUTE HOUSE BILL 1406

RECOMMENDED ACTION: MOTION TO APPROVE RESOLUTION NO. 2310, DECLARING THE CITY'S INTENT TO AUTHORIZE A SALES AND USE TAX FOR AFFORDABLE AND SUPPORTIVE HOUSING IN ACCORDANCE WITH SUBSTITUTE HOUSE BILL 1406

12. MAYOR'S REPORT

19-000331 ACCESSIBILITY ADVISORY COMMITTEE RECOMMENDATION OF MEMBER REMOVAL

RECOMMENDED ACTION: APPROVE THE REMOVAL OF VICKI VANFOSSEN FROM THE ACCESSIBILITY ADVISORY COMMITTEE IN THE CATEGORY OF "DISABILITY-AT-LARGE"

13. COUNCILMEMBERS' REPORTS

19-000337 RECOMMENDATION FOR SHB 1406 FUNDS AUTHORIZING A SALES AND USE TAX FOR AFFORDABLE AND SUPPORTIVE HOUSING

RECOMMENDED ACTION: MOTION TO APPROVE THE COUNCIL COMMITTEE'S RECOMMENDATION FOR THE CITY OF LONGVIEW'S SHARE OF AFFORDABLE AND SUPPORTIVE HOUSING.

14. CONSENT CALENDAR

19-000335 APPROVAL OF CLAIMS

RECOMMENDED ACTION: MOTION TO APPROVE 1ST HALF SEPTEMBER ACCOUNTS PAYABLE & 2ND HALF AUGUST PAYROLL

19-000332 PROJECT COMPLETION – MINT FARM REGIONAL WATER TREATMENT PLANT DISSOLVED OXYGEN INJECTION

**RECOMMENDED ACTION:
MOTION TO ACCEPT AS COMPLETE THE MINT FARM REGIONAL WATER TREATMENT PLANT DISSOLVED OXYGEN INJECTION PROJECT.**

19-000345 ORDINANCE NO. 3407 – VACATION OF A NORTHERLY 290 FEET OF ALLEY RIGHT-OF-WAY LOCATED BETWEEN 7TH AND 8TH AVENUES SOUTH OF HUDSON STREET (IN BLOCK #12, PLAT OF LONGVIEW #7)

**RECOMMENDED ACTION:
MOTION TO ADOPT ORDINANCE NO. 3407**

15. CITY MANAGER'S REPORT

19-000338 APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH GORDON THOMAS HONEYWELL FOR STATE GOVERNMENTAL AFFAIRS/LEGISLATIVE LOBBYING SERVICES

RECOMMENDED ACTION: MOTION TO AUTHORIZE THE CITY MANAGER TO SIGN THE ATTACHED PROFESSIONAL SERVICES AGREEMENT WITH GORDON THOMAS HONEYWELL FOR STATE GOVERNMENTAL AFFAIRS/LEGISLATIVE LOBBYING SERVICES

19-000342 MIDYEAR GENERAL FUND FINANCIAL REVIEW

16. MISCELLANEOUS

17. ADJOURNMENT

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

NEXT REGULAR COUNCIL MEETINGS:**THURSDAY, SEPTEMBER 26, 2019 - 7:00 P.M.****THURSDAY, OCTOBER 10, 2019 - 7:00 P.M.****NEXT COUNCIL WORKSHOPS:****THURSDAY, SEPTEMBER 19, 2019 - 6:00 P.M. BRAINSTORMING IDEAS FOR 2020
LEGISLATIVE AGENDA**



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Minutes

City Council

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

Thursday, August 15, 2019

6:00 PM

2nd Floor, City Hall

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1. **CALL TO ORDER**

Mayor Jensen called the special meeting to order at 6:00 p.m.

Present: Councilmember Ken Botero, Mayor Don Jensen, Councilmember Chet Makinster, Councilmember Steve Moon, Councilmember Scott Vydra, Councilmember Mike Wallin, Councilmember MaryAlice Wallis

Absent: None

Staff Present: City Manager Kurt Sacha, City Clerk Kaylee Cody, Human Resources Director Chris Smith, Public Works Director Jeff Cameron, Parks & Recreation Director Jen Wills, Streets Maintenance Manager Chris Collins, Engineer Karl Enyeart, Engineering Manager Ken Hash, Risk & Safety Manager Brian Loos, Engineering Coordinator (Stormwater) Steve Haubner, and Parks Maintenance Manager Curt Nedved

2. **EXECUTIVE SESSION TO DISCUSS A REAL ESTATE TRANSACTION**

The Council entered executive session at 6:00 p.m. The meeting resumed at 6:25 p.m.

3. **WORKSHOP**

19-000293 SIDEWALK REPAIR & URBAN FOREST PROGRAMS**RECOMMENDED ACTION: DIRECTION TO STAFF**

Public Works Director Jeff Cameron & Parks & Recreation Manager Jen Wills presented.

Staff recommendation:

- *Award sidewalk repair contract for up to 300k*
- *Fill vacant sidewalk repair crew positions after November 2019 election*
- *Amend LMC 12.28 to relieve property owners of responsibility for damaged sidewalks not caused by city trees or their activities*
- *Update property owner financial aid costs*
- *Revise streets standards to provide 5-foot or wider planting strips in most cases*
- *Continue planting and maintaining appropriate trees in narrow planting strips provided additional tree services are provided for root cutting and tree removal prior to sidewalk damage*

A motion was made by Councilmember Mike Wallin, seconded by Councilmember Scott Vydra, to follow the staff recommendation and get started immediately. The motion carried by the following vote:

Ayes: Mayor Don Jensen, Councilmember Chet Makinster, Councilmember Steve Moon, Councilmember Scott Vydra, Councilmember Mike Wallin, Councilmember MaryAlice Wallis
Nays: Councilmember Ken Botero

Follow-up action will occur during regular meetings.

4. ADJOURNMENT

The special meeting adjourned at 7:43 p.m.

*Kaylee Cody
City Clerk*

*Approved: _____
Mayor*

NEXT REGULAR COUNCIL MEETINGS:

AUGUST 22, 2019 - 7:00 P.M.

SEPTEMBER 12, 2019 - 7:00 P.M.

NEXT WORKSHOPS:

SEPTEMBER 19, 2019 - 6:00 P.M. 2019 LEGISLATIVE AGENDA



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1. **CALL TO ORDER**

Mayor Jensen called the meeting to order at 7:00 p.m.

2. **INVOCATION*/FLAG SALUTE**

3. **ROLL CALL**

Present: Councilmember Ken Botero, Mayor Don Jensen, Councilmember Chet Makinster, Councilmember Steve Moon, Councilmember Scott Vydra

Excused: Mayor Pro Tem Wallin & Councilmember Wallis

Staff Present:

City Manager Kurt Sacha, City Attorney Jim McNamara, City Clerk Kaylee Cody, Human Resources Director Chris Smith, Police Chief Jim Duscha, Public Works Director Jeff Cameron, Community & Economic Development Director John Brickey, Interim Planning Manager Adam Trimble

4. **APPROVAL OF MINUTES**

19-000321 AUGUST 8, 2019 COUNCIL MEETING

A motion was made by Councilmember Scott Vydra, seconded by Councilmember Moon, to approve the minutes as presented. The motion carried unanimously.

5. **CHANGES TO THE AGENDA**

6. PRESENTATIONS & AWARDS**19-000320 PRESENTATION BY COWLITZ COUNTY SHERIFF BRAD THURMAN**

Sheriff Thurman presented a framed hand-drawn portrait of Deputy Justin Derosier to the Longview Police Department.

19-000322 SOUTHWEST WASHINGTON REGIONAL AIRPORT - 2020 BUDGET PRESENTATION BY AIRPORT MANAGER CHRIS PAOLINI

Airport Manager Chris Paolini presented.

Sammy Adolphson of Longview addressed Council to express her concerns about the impact of the airport's activities on wildlife.

19-000326 PRESENTATION ON HOMELESSNESS BY FAMILY PROMISES EXECUTIVE DIRECTOR LISA STAUDINGER

Executive Director Lisa Staudinger presented.

7. CONSTITUENTS' COMMENTS (Thirty Minutes)

Ray Van Tongeren of Longview addressed Council regarding the recent Nichols Boulevard improvements.

Sammy Adolphson of Longview addressed Council regarding a recent police incident.

Bill Kasch of Longview addressed Council to request Council's consideration in regards to funding a fountain at the Tenant Way end of Lake Sacajawea; refurbishing the totem pole downtown; and installing a bench on Lions Island.

Spencer Boudreau of Longview addressed Council regarding local events.

8. FOLLOW-UP TO PAST CONSTITUENTS' COMMENTS

In response to Clint Hash's concerns expressed at the August 8th regular Council meeting regarding municipal code restrictions on placement and occupancy of recreational vehicles, Community & Economic Development Director John Brickey presented information about the current city code for discussion. No action was taken.

9. PUBLIC HEARINGS**10. BOARD & COMMISSION RECOMMENDATIONS****11. ORDINANCES & RESOLUTIONS**

19-000323 ORDINANCE 3406 AMENDMENTS FOR ELECTRONIC SIGNS IN RESIDENTIAL ZONES

RECOMMENDED ACTION: MOTION TO ADOPT ORDINANCE 3406 TO AMEND THE LONGVIEW MUNICIPAL CODE SECTIONS 19.22.040 AND 16.13.040 TO ALLOW ELECTRONIC MESSAGE CENTER SIGNS FOR RELIGIOUS ESTABLISHMENTS, PUBLIC OR PRIVATE SCHOOLS AND PUBLIC SAFETY FACILITIES IN RESIDENTIAL ZONING DISTRICTS.

A motion was made by Councilmember Ken Botero, seconded by Councilmember Chet Makinster, to adopt Ordinance 3406 to amend the Longview municipal code sections 19.22.040 and 16.13.040 to allow electronic message center signs for religious establishments, public or private schools, and public safety facilities in residential zoning districts. The motion carried by the following vote:

Ayes: Councilmember Ken Botero, Mayor Don Jensen, Councilmember Steve Moon, Councilmember Scott Vydra

Nays: Councilmember Chet Makinster

12. MAYOR'S REPORT**13. COUNCILMEMBERS' REPORTS****14. CONSENT CALENDAR**

Mayor Jensen removed item 19-000325 regarding Sidewalk Repair and Urban Forest Programs from the Consent Calendar for separate consideration. A motion was duly made and passed approving the items remaining on the Consent Calendar as though acted on individually.

19-000319 APPROVAL OF CLAIMS**19-000310 REJECT BID - MINT FARM RWTP PRESSURE FILTER REPAIRS**

RECOMMENDED ACTION: MOTION TO REJECT THE BID FROM JH KELLY

19-000325 SIDEWALK REPAIR AND URBAN FOREST PROGRAMS

**RECOMMENDED ACTION:
MOTION AUTHORIZING NEW STAFF POSITIONS AND PURCHASE OF EQUIPMENT
FOR THE ADDITIONAL URBAN FOREST CREW.**

Public Works Director Jeff Cameron presented.

Martin Wells of Longview addressed Council regarding tree planting.

A motion was made by Councilmember Steve Moon, seconded by Councilmember Scott Vydra, authorizing new staff positions and the purchase of equipment for the additional urban forest crew. The motion carried unanimously.

15. CITY MANAGER'S REPORT**16. MISCELLANEOUS****17. ADJOURNMENT**

The meeting adjourned at 8:25 p.m. The next regular meeting of the City Council is September 12, 2019.

*Kaylee Cody
City Clerk*

*Approved: _____
Mayor*

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**NEXT REGULAR COUNCIL MEETINGS:
THURSDAY, AUGUST 22, 2019 - 7:00 P.M.
THURSDAY, SEPTEMBER 12, 2019 - 7:00 P.M.**

**NEXT COUNCIL WORKSHOPS:
THURSDAY, SEPTEMBER 19, 2019 - 6:00 P.M. BRAINSTORMING IDEAS FOR 2020
LEGISLATIVE AGENDA**



City of Longview

Agenda Summary

LIFE SAVE AWARDS

SUMMARY STATEMENT:

-On July 20th 2019 Officer Villagrana and other officers responded to a disorderly intoxicated male that fell through a window. The victim had several deep cuts and bleeding heavily. Officer Villagrana applied a tourniquet and saved the victims life.

-On July 28th Officer Gary Bishop and Officer Brian Price responded to a suicidal male on the Lewis and Clark bridge. They found the male sitting on the railing of the bridge with his feet over the side. Both officers calmly talked to the victim and earned his trust and he came off bridge and agreed to seek mental health treatment.

-On July 29th Officer Richard Gibbs and Officer Michael Berndt responded to a vehicle into a power pole. The car was on fire and these officers gained entry to the vehicle and pulled the incapacitated women to safety.

Attachments: None



Proclamation

City of Longview, Washington

Suicide Awareness & Prevention Month September 2019

WHEREAS, suicide is the eighth leading cause of death in Washington, the second leading cause of death nationwide among people aged 10-24, with an average of 23 suicides in Cowlitz County per year over the past five years; and

WHEREAS, 80 to 90 percent of the more than 44,000 individuals who die by suicide nationwide each year have a diagnosable mental health disorder and are vulnerable to suicidal thoughts; and

WHEREAS, each person's death by suicide intimately affects at least six other family members, friends or loved ones, with over 200,000 newly bereaved each year; and

WHEREAS, government agencies, businesses, schools, faith-based organizations, health care providers and citizens can help promote mental wellness and support suicide prevention efforts; and

WHEREAS, education and prevention tools must be promoted so those at risk of attempting suicide can be identified and connected to effective treatment services; and

WHEREAS, , the Cowlitz Chaplaincy urges all members of our community to take the ASK Suicide Awareness and Prevention Pledge to ask directly about thoughts of suicide when concerned about someone, to offer or seek non-judgmental support, and to be kind to self and others to reduce the incidence of suicide in our community;

NOW, THEREFORE, I, Don Jensen, Mayor of the City of Longview, do hereby proclaim the month of September to be "Suicide Awareness and Prevention Month," in Longview and call upon all residents to help increase suicide awareness by learning to ASK about suicide, offering support for individuals in distress and cultivating a culture of kindness that helps reduce trauma and the rate of suicide in our community.

In witness whereof, I have hereunto set my hand and caused the seal of the City of Longview to be affixed this 12th day of September 2019.

Don Jensen, Mayor



City of Longview

Agenda Summary

PUBLIC HEARING – REQUEST TO VACATE ALLEY RIGHT-OF-WAY FROM OHIO STREET TO 9TH AVENUE, ASSESSOR'S PLAT NO. 12

RECOMMENDED ACTION:
HOLD THE PUBLIC HEARING
THEN –
MOTION TO:

APPROVE THE PROPOSED VACATION CONTINGENT UPON PAYMENT OF VACATION FEES, RETENTION OF A PUBLIC WATER AND SEWER EASEMENT, AND PROVISIONS FOR PRIVATE EASEMENTS AND; DIRECT THE CITY ATTORNEY TO PREPARE AN ORDINANCE FOR ADOPTION AFTER VACATION FEES HAVE BEEN PAID AND PROVISIONS FOR PRIVATE EASEMENTS HAVE BEEN MADE AND; DETERMINE THE VACATION IS NEEDED FOR ECONOMIC DEVELOPMENT OPPORTUNITIES IN ACCORDANCE WITH RESOLUTION NO. 2290 AND; SET THE VACATION FEES AT \$15,136.50.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:
Strengthen economic conditions & create new opportunities

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

Property owners Harold & Adriene Sessions and Alder Washington Commercial Property LLC, who represent 100% of the abutting property, have submitted a request to vacate alley right-of-way from Ohio Street to 9th Avenue, Assessor's Plat No. 12. This request has been reviewed by appropriate City staff and utility companies and approval would include retaining a public water and sewer easement in the proposed vacation area. There are also private power and water service lines within the right-of-way that serve adjacent properties. Staff is recommending that private easements be established between property owners to provide for these service lines.

In accordance with state law, Resolution No. 1732 provides for charges to the abutting property owners of up to 100% of the appraised value of the vacated area if the right-of-way has been dedicated for 25 years or more. This right of way was dedicated more than 25 years ago, thereby allowing the City to charge 100% of the appraised value of the vacated area. In accordance with Resolution No. 2290, the City Council can choose to charge a vacation fee up to 50% of the maximum allowed by state law, for right-of-way vacations that are necessary to develop new or expanded economic opportunities

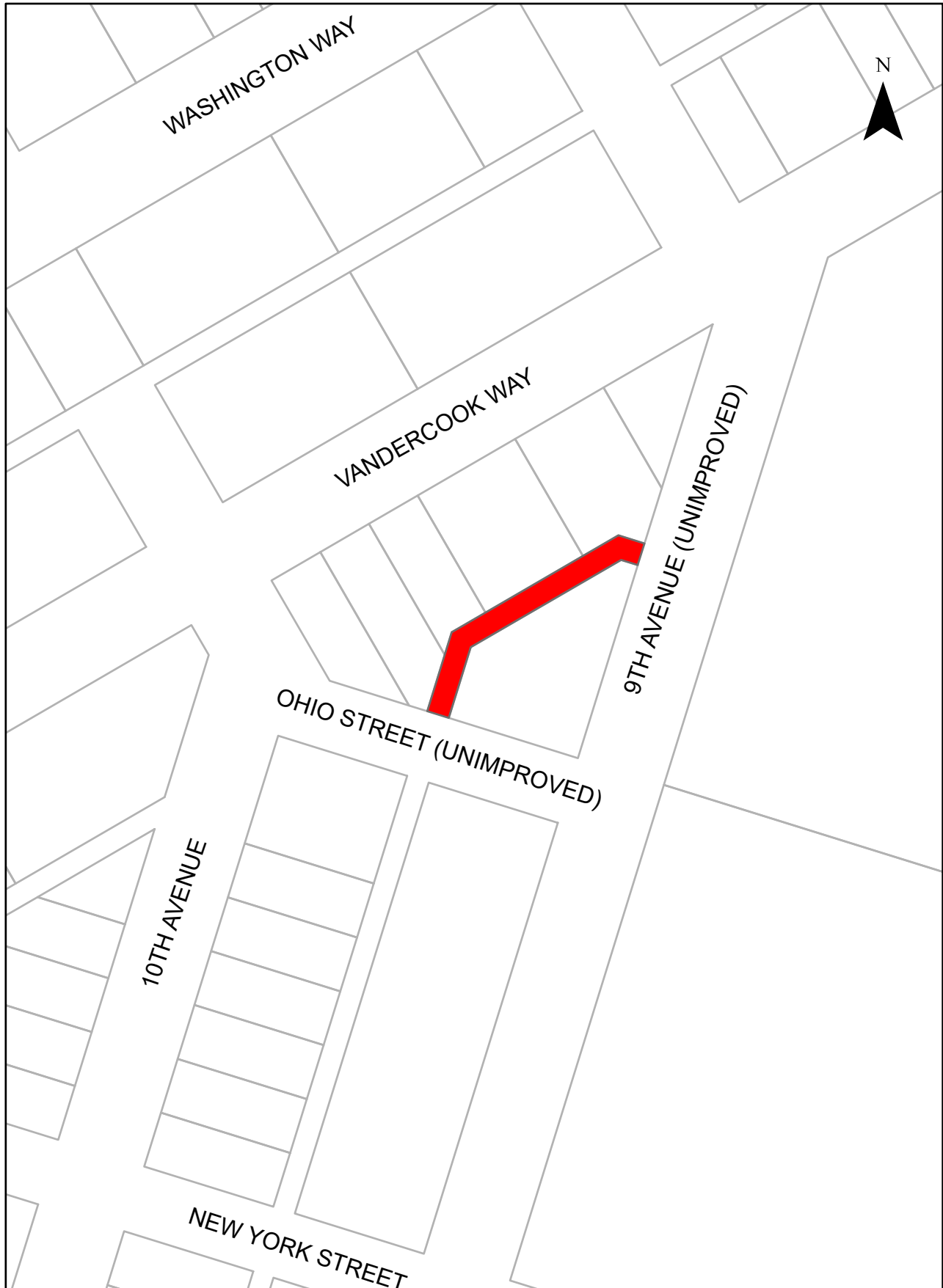
In lieu of a formal appraisal, staff has historically used the assessed land value of the abutting properties to develop right of way vacation fee recommendations. Based on 100% of the assessed value of abutting land, the vacation fee for this right of way would be \$30,273.01. In accordance with Resolution No. 2290, if testimony is received during the public hearing and the City Council determines the vacation is needed for economic development opportunities, staff recommends the vacation fee be set at \$15,136.50, if the vacation is approved. The recommended fee is 50% of the determined right of way value.

STAFF CONTACT:
Ken Hash, City Engineer

Attachments:

1. Alley AP12 ROW Vacation Map

PROPOSED ALLEY VACATION
FROM OHIO ST. TO 9TH AVE.
ASSESSOR'S PLAT NO. 12





City of Longview

Agenda Summary

AMERICANS WITH DISABILITIES ACT (ADA) PROGRAM UPDATE & ACCESSIBILITY ADVISORY COMMITTEE PROJECT RECOMMENDATIONS

RECOMMENDED ACTION: MOTION TO APPROVE AUTHORIZATION AND COMPLETION OF ALL 4 RECOMMENDED ADA PROJECTS SUGGESTED BY THE CITY OF LONGVIEW ACCESSIBILITY ADVISORY COMMITTEE (CLAAC) USING BUDEGETED ADA CAPITAL FUNDING AS IDENTIFIED IN THE ATTACHED PRESENTATION. THE PROJECTS INCLUDE:

1) 6 ADA CURB RAMPS AT 10TH & NEW YORK (NE, NW, SE, SW CORNERS) AND AT 11TH & VANDERCOOK (NE, SE CORNERS)

2) 2 ADA ACCESSIBLE DOORS FOR THE 1ST FLOOR OF CITY HALL, FINANCE DEPARTMENT & PUBLIC WORKS/COMMUNITY ECONOMIC DEVELOPMENT

3) ADA ACCESSIBLE CONCRETE PAD WITH DRAINAGE AND RESTROOM FIXTURE UPGRADE FOR A SINGLE HEMLOCK PLAZA RESTROOM AT LAKE SACAJAWEA

4) ADA PUBLIC PARKING COMPLIANCE AT CITY HALL, LIBRARY AND FIRE STATION 81 – SIGN AND PARKING STRIPING IMPROVEMENTS

COUNCIL STRATEGIC INITIATIVE:

Address Quality of Place Issues

SUMMARY STATEMENT:

The purpose of this presentation is to provide an update to the City of Longview Americans with Disabilities Act (ADA) Program Update. The presentation addresses progress that has taken place since the April 2017 workshop with city council which includes information on the city ADA Transition Plan development and work of the Accessibility Advisory Committee. In addition, the presentation addresses the first set of Accessibility Advisory Committee Project Recommendations to city council for 2019 using dedicated ADA capital project funds.

STAFF CONTACT:

Brian Loos, City ADA Coordinator (Safety & Risk Manager)

Attachments:

1. 12Sep19 - ADA Program Update & Project Recommendations DRAFT 2



**Americans with Disabilities Act (ADA)
Program Update &**

**Accessibility Advisory Committee
Project Recommendations**

September 12th, 2019

Council Initiative

Address Quality of Place Issues

Champion: Human Resources, Director Chris Smith

Strategy: Complete an ADA self assessment and transition plan that addresses access to services, activities, buildings and rights-of-way.

Deliverables:

1. Complete an ADA self assessment that addresses access to services, activities and buildings.
2. Develop charter for ADA advisory committee.
3. Complete transition plan.

Deliverables & Next Steps Identified

April 2017

- Transition plan should showcase accomplishments, and timeline when barriers are planned to be and actually removed.*



ADA Transition Plan

Section #2 - Access to City Buildings & Facilities

Level 1 - High Volume & Utilization

Location	Project Type	Project Type/Barrier or Deficiency	Project Description (Brief Narrative)	Cost Estimate	Estimated Completion Date	Cost Actual	Actual Completion Date	Funding Source
City Hall City Hall Library Fire Station 81	ADA Projects Priority A	Finance Entry Doors	Install power doors or openers	\$6,000				
		Accessible parking sign	Raise sign to compliant height	\$150				
		Accessible parking	Restripe and sign for compliance	\$800				
		Accessible Parking	Add striping and sign	\$350				
City Hall	Priority B	CED Entry Doors	Install power doors or openers	\$8,000				
City Hall	Priority C	Employee Parking - No current need	No ADA - Restripe and sign	\$600				
Police Station		Employee Parking - No current need	No ADA - Restripe and sign	\$450				
Library		Employee Parking - No current need	No ADA - Restripe and sign	\$350				

Level 2 - Moderate Volume & Utilization

City Hall Annex 1 & 2 Utilities Fire Station 82	ADA Projects Priority A							
City Hall Annex 1 & 2 Utilities	Priority B	Accessible Parking	Add striping and sign	\$350				
		Public & Staff Parking	Add striping and sign	\$350				
Fire Station 82	Priority C	Accessible Parking	Add striping and sign	\$350				

Level 3 - Light Volume & Utilization

City Shop Street/Stormwater	ADA Projects Priority A	Accessible Parking	Restripe and sign	\$450				
		Accessible Parking	Add striping and sign	\$350				
City Shop Traffic Street/Stormwater	Priority B							
City Shop Traffic Street/Stormwater	Priority C	Employee Parking - No current need	Add striping and sign	\$350				
		Public & Staff Parking	Add striping and sign	\$350				
		Employee Parking - No current need	Add striping and sign	\$350				

Work of the CLAAC

- Conduct 10 regular and special meetings handling the business of the committee as set forth by the governing charter document, approved by city council.
- Committee members have participated in the county Accessible Communities Advisory Committee (ACAC) and the recent work conducted by the Governor's Committee on Disability Issues and Employment (GCDE) in the greater Longview/Kelso area.
- The committee launched and reviewed the results of a public survey seeking feedback on accessibility challenges throughout the community and suggestions for improvement.
- Committee members have reached out to numerous community organizations and citizens seeking input on identifying significant accessibility barriers throughout the community and suggestions on how we can reduce and/or eliminate these barriers.
- The committee has reviewed components of the transition plan, reviewing countless projects, attempting to identify the most critical projects presented to the committee to date. The committee has brought forth its first set of project recommendations to city council.

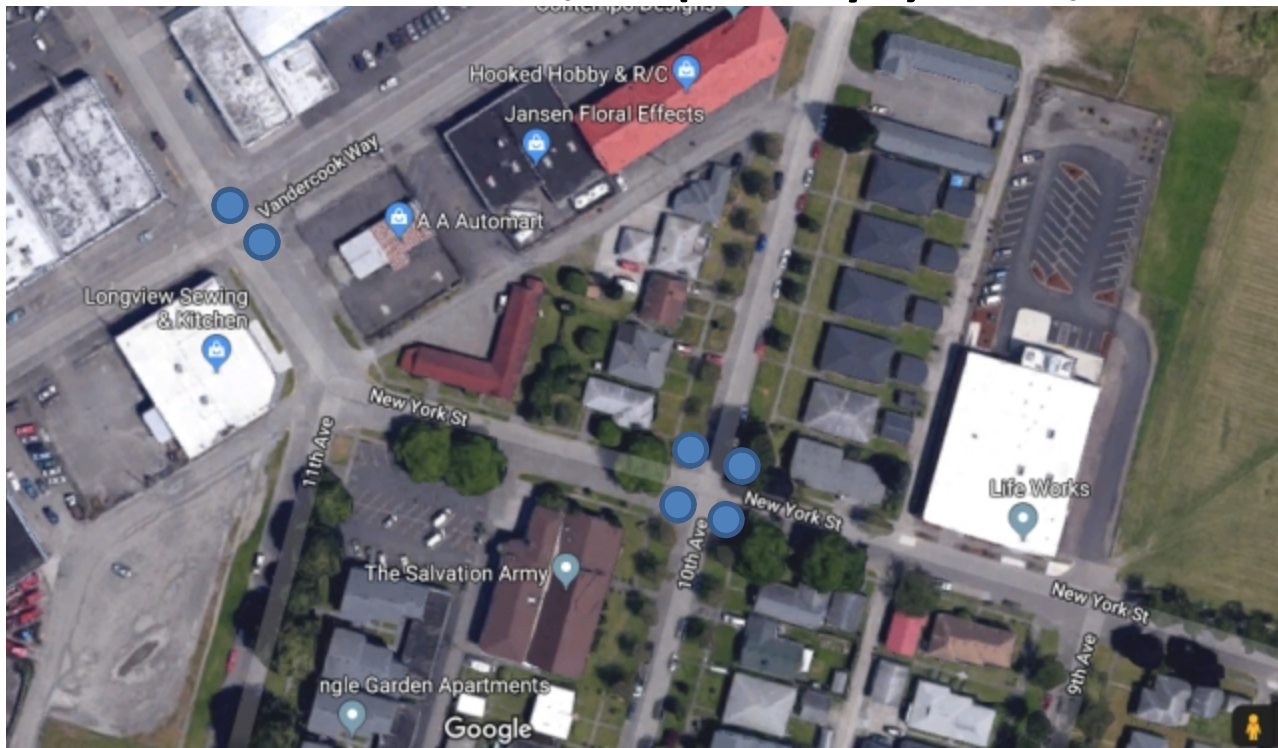
Recommendations from the CLAAC

August 2019 Special Meeting

- *The CLAAC spent over one month, reviewing of all 5 ADA transition plan project lists and had in depth discussions with city staff at the July 2019 regular and August 2019 special meetings.*
- *A number of recommendations from each initial transition plan project list were provided by staff to CLAAC members at the July 2019 regular meeting.*
- *The following projects have been recommended to City Council by the CLAAC for consideration to approve, executing these projects using dedicated ADA capital budget funding for their completion (\$50,000 per year for 2019/2020 budget - \$100K total).*

ADA Project Recommendation #1

- *Six ADA ramps at 10th & New York NE, NW, SE, SW (4 ramps) and 11th & Vandercook NE, SE (2 ramps) - \$45,000*



Provides accessible path from Life Works and Salvation Army facilities to commercial district on Washington Way.

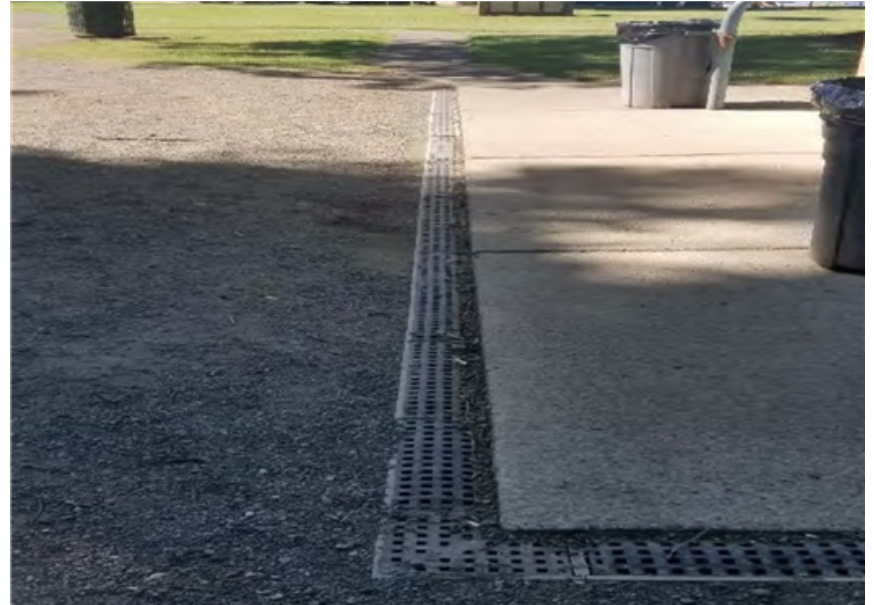
ADA Project Recommendation #2

- *2 ADA Accessible Doors for the 1st Floor of City Hall, providing access to Finance Department (\$3,518) and Public Works/Community & Economic Development (\$5,898) - \$9,416*



ADA Project Recommendation #3

- ***ADA Accessible Concrete Pad with Drainage (\$1,200) & Restroom Fixture Upgrades for a single Hemlock Plaza Restroom at Lake Sacajawea (\$3,300) - \$4,500***



ADA Project Recommendation #4

- ***ADA Accessible Public Parking Compliance at City Hall, Library and Fire Station 81. City Hall – Sign Compliance (\$150), Library (\$800) & Station 81 (\$350) – Striping and Sign Compliance. \$1,300***



Collective Effort

CLAAC members:

Bill Josh - Chair, Scott Carson - Vice Chair, Evelynna Castro, Jennifer Fenton, Colleen Holten, Lawrence Lanning, Allan Rudberg, Jeanne Daggett, Vickie van Fossen

CLAAC Council Liaison: MaryAlice Wallis

Staff Transition Plan Work:

- Section 1 (Programming, Services & Activities): Kim Hallowell - IT, Paul Stephenson & Ruth Bunch - GIS
- Section 2 (Facilities & Buildings): Keith Walling – Fleet/Facilities
- Section 3 (PW & Right of Way): Jeff Cameron & Ken Hash - PW
- Section 4 (Parks & Recreation Programming): Jennifer Wills & Curt Nedved – Parks, Rec, & UF
- Section 5 (RiverCities Transit): Amy Asher & Tabitha Hayden – RCT

City ADA Coordinator: Brian Loos

Public Input & Participation – To many people to name, the CLAAC and city staff thank you for your input & participation!

CLAAC & City Staff

Seeking Council Support & Approval

Action Item:

- *Seeking a motion, 2nd and approval to complete all 4 projects using budgeted ADA capital funding to complete all projects as recommended in this presentation.*
- *\$60,216 ADA capital funds will be expended leaving \$39,784 available for additional project considerations until the end of 2020.*

Presentation Conclusion

Moving forward:

- Continue to build, enhance and update the five sections of the city ADA transition plan, adding additional projects and annotating completed projects.
- Transition plan will be posted to the city website for public review.
- The CLAAC will provide an additional set of project recommendations in 2020.
- City ADA coordinator will provide city council with an ADA program update with CLAAC project recommendations for 2020 at a future city council meeting or workshop.
- Questions, suggestions or additional input?

City ADA Coordinator Contact Information

**Brian Loos
Risk & Safety Manager
City ADA Coordinator**

Human Resources Department
1525 Broadway
Longview, WA 98632
Office: 360.442.5024

Email: brian.loos@ci.longview.wa.us



City of Longview

Agenda Summary

THE VALE AT OVERLOOK A 61 LOT PRELIMINARY SUBDIVISION PLAT APPLICATION

RECOMMENDED ACTION: MOTION TO GRANT APPROVAL OF THE VALE AT OVERLOOK PRELIMINARY PLAT SUBDIVISION APPLICATION AND ADOPT THE FINDINGS AND CONDITIONS OF APPROVAL RECOMMENDED BY THE PLANNING COMMISSION

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Preserve and enhance neighborhoods.

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

On August 21, 2019 the Longview Planning Commission held the open record public hearing for a preliminary subdivision plat application for The Vale at Overlook, a 61 lot residential subdivision in 2 phases, including 4.89 acres of open space. Phase 1 will include 32 lots off Gibbs Lane/Eliana Lane. Phase 2 is proposed to connect to City View Boulevard. The Planning Commission voted unanimously to recommend approval of the preliminary subdivision application based upon recommended findings and conditions.

The full application and all attachments are available for review at
<https://mylongview.box.com/v/TheValeOverlook>

STAFF CONTACT:

Adam Trimble, Interim Planning Manager

Attachments:

1. Memo to Council re: Planning Comm recommendation The Vale at Overlook 1-2
2. Staff Report: The Vale at Overlook 1-2 Prelim Plat
3. Exhibit A Application, cover letter
4. Exhibit B Project Narrative
5. Exhibit C Prelim Subdivision Plans The Vale at Overlook
6. Exhibit E Aerial photo
7. DRAFT Minutes of the Planning Commission August 21, 2019



Memorandum

September 5, 2019

TO: Longview City Council

FROM: Adam Trimble, Interim Planning Manager

SUBJECT: Planning Commission recommendation for Preliminary Subdivision Plat:
The Vale at Overlook Phases 1-2

On August 21, 2019, the Longview Planning Commission held a public hearing on the Preliminary Subdivision Plat for The Vale at Overlook. This application represents the final portion to complete the Overall Development Plan for View Ridge Estates No. 2 PUD which was approved in 1991. Following the public hearing, the Planning Commission voted unanimously to recommend approval of the preliminary plat subject to 14 conditions that were recommended in the staff report. The conditions and the findings of fact on which the Planning Commission's decision was based are given below.

Recommended Conditions of Approval

1. The phases shall be developed in the sequence presented on the preliminary plat; unless approved per LMC §19.80.190: Modifications to approved preliminary plats.
2. Community mailboxes (or mail service as approved by the USPS) shall be provided by the developer prior to final plat approval or bonded.
3. Corner lots abutting the dead-end streets (Calley Ct., Easeman Ct., Fahrback Ct.) shall have vehicle access (driveways) from the dead-end streets as opposed to the through street (Eliana Lane). The driveways shall be located as far as feasible from the intersections with the through street. The final location of the driveways must be approved by the City Engineer.
4. The developer shall design and construct the stormwater facilities in accordance with Section 17.80 of the Longview Municipal Code.
5. Public water, sewer, and storm drain main lines shall be installed in street rights-of-way. The City Engineer may allow limited main lines to be installed in side or rear yard easements provided there are no services connected to the mains and adequate access via all-weather access roads can be provided for future operation and

maintenance. Water and sewer services for the homes shall be connected to mains installed within the street rights-of-way. No services will be allowed to connect to water or sewer lines within side or rear yard easements.

6. The developer shall grant additional right-of-way or easements outside the proposed 60' street right-of-ways for any cuts or fills necessary to construct the streets.
7. All required streets, sidewalks, street lighting, sanitary sewer, water and storm drainage systems shall be constructed to City of Longview standards in effect at the time construction plans are submitted for review. Plans for construction for the above improvements shall be reviewed and approved by the City Engineer prior to construction. Concerns regarding specific construction details will be addressed during the plan review for each subdivision phase. The details included in the developer's proposal are considered conceptual in nature. A lighting analysis will be required.
8. Roadway cuts, fills, retaining walls, and street subgrade, base, and surfacing preparation requirements shall be designed by a qualified Geotechnical Engineer and shall be not less than the City of Longview standards in effect at the time construction plans are submitted for review.
9. The developer shall plant trees within the street right of way in accordance with Park and Recreation Department specifications and the standards of LMC 19.80.130 (4) (e)
10. The Developer must provide a subdivision improvement bond for completion of sidewalks and street trees if those items are not constructed prior to final plat approval.
11. The developer shall provide utility easements in accordance with Cowlitz PUD requirements. The easement areas are for the installation, operation, and maintenance of underground utilities. The plat covenants shall show that all utility agencies, their successors and assigns, shall have a continuing right of ingress and egress over, across, along and upon the easement area involved at any and all times.
12. The storm drainage system shall be designed such that runoff generated from the lots will not discharge onto adjacent lots except where defined drainage courses currently exist.
13. The applicants shall submit to the City's Engineering Department an Erosion Hazard Assessment per LMC Chapter 17.12.050. The report must be submitted before or concurrently with the submittal of construction drawings.
14. The developer shall design and install a moderately developed nature trail in the open space consisting, at a minimum, of a single-wide, treed, limbed and cleared trail for walking, with a discernable path of material such as rock or imported bark or soil, for use by the public. Signage identifying the trail amenity and the private ownership shall be provided at all entry points.

FINDINGS

- A. The proposed development is consistent with the Overall Development Plan for View Ridge Estates No. 2 PUD that was approved by the City of Longview in 1991.
- B. The developer will design and construct stormwater and erosion control facilities acceptable to the City Engineer that ensures land stability and provides drainage protection for the development and neighboring properties. All stormwater and erosion control facilities will comply with the City's Stormwater Runoff and Erosion Controls Chapter 17.80 LMC.
- C. The proposed development of the property in a manner depicted on the preliminary site development plans will not be detrimental to the public welfare and is in keeping with the general intent of the Planned Unit Ordinance.

If you have any questions or concerns, please contact me at (360) 442-5092.

Cc: Kurt Sacha, City Manager
Jim McNamara, City Attorney
John Brickey, Community Development Director/Building Official



STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

PRESENTED BY: Adam Trimble, Interim Planning Manager

PROJECT NAME: The Vale at Overlook, Phases 1 & 2 (previously phases 6-7 of Overlook PUD No. 1)

CASE NO.: PC 2019-3

HEARING DATE: August 21, 2019

PROPOSAL: Preliminary subdivision plat for The Vale at Overlook, a 61 lot residential subdivision in 2 phases, including 4.89 acres of open space. Phase 1 will include 32 lots off Gibbs Lane/Eliana Lane. Phase 2 is proposed to connect to City View Boulevard. [Exhibits A, B, C D]

LOCATION: Undeveloped property north of City View Boulevard between Gibbs Lane and Columbia Heights Road vicinity. Parcel Number(s): 103660700, 10366, 02206383, and 02206382. Located in the NE ¼ of Section 28, T8N, R2W, Willamette Meridian

APPLICANTS: Homesite Development Group, LLC

CONTACT: Lee Piculell, 1906 Belmont Loop, Woodland, WA 98674

PROPERTY OWNERS: Arthur C Piculell Living Trust/ Piculell Arthur C Jr Trustee

SEPA DETERMINATION: SEPA, was completed on September 6, 1991. An Environmental Review for the revised Overall Development Plan (a 5-phase master plan) was prepared and reviewed at the time of the 1991 amendments to a previously approved mater planned PUD.

STAFF RECOMMENDATION: **Approval.** Project conditions are identified in Section III, Part B of this report.

I. BACKGROUND

A. GENERAL SITE INFORMATION

<i>Zoning District:</i>	Planned Unit Development
<i>Comprehensive Plan Designation:</i>	Medium Density Residential
<i>Adjacent Land Uses:</i>	<u>North</u> : Woodland, Columbia Heights Road, single family residences; <u>East</u> : woodland; <u>South</u> : Single family residences (earlier phases of View Ridge Estates PUD); <u>West</u> : Overlook PUD preliminary plat, single family residential land uses and Columbia Heights Elementary school.
<i>Adjacent Zoning Designations:</i>	<u>North</u> : R-1; <u>East</u> : R-2 PUD and R-1; <u>South</u> : R-2 PUD; <u>West</u> : R-2 PUD
<i>Parcel Size (square feet):</i>	Approximately 22.73 acres
<i>Existing Vegetation:</i>	Predominantly woodland
<i>Existing Structures:</i>	None
<i>Geologic Hazards:</i>	The proposed open space area, about 4.5 acres of the site is mapped as <i>potentially unstable slopes</i> .
<i>Shoreline Designation:</i>	N/A
<i>Floodplains:</i>	No mapping indicators
<i>Frequently Flooded Areas:</i>	No mapping indicators
<i>Wetlands:</i>	No mapping indicators
<i>Steep Slopes:</i>	Some of the northern and northeastern lots contain or are adjacent to slopes in excess of 50%.
<i>Unstable Soils:</i>	No mapping indicators
<i>Soils Description:</i>	Kalama gravelly loam & Rose Valley silt loam
<i>Gradient of Soils on-site:</i>	2% - 30%
<i>Seismic Liquefaction:</i>	Very low risk.
<i>Critical Area Recharge Areas:</i>	N/A

B. LAND USE HISTORY

The original PUD Master Plan for City View Terrace was approved in 1974. It gave the developer permission to develop a community consisting of 85 single-family homes, 715 apartments, townhouses and condos, for a total of 800 dwelling units. Portions of the original master plan were platted and constructed in the mid to late 1970's.

In 1991, View Ridge Properties submitted a revised Overall Development Plan for the undeveloped portions of the City View Properties (View Ridge Estates No.2). The revised Overall Development

Plan provided approximately 50 acres of open space, and amended the overall number of dwelling units from 800 to 321.

In 1993, the final plat for Phase I (5 lots) of View Ridge Estates No. 2 was approved. In 1994, the final plat for Phase I(a) (16 lots) was approved. In 1995, the final plat for Phase II (31 lots) was approved. Phase II is now called “The Hill Estates PUD” and is a gated community.

In 2005, the City approved the preliminary plat for View Ridge Estates No. 2 Planned Unit Development, Phases III, V & a portion of VII, now called Overlook PUD. Overlook PUD and The Village at Overlook PUD have been constructed and are currently being built-out with new homes.

C. KEY ISSUE

Erosion control will be a primary concern throughout development. Extensive clearing and re-grading of slopes is required to develop these last phases of the master plan. As it sits at the highest point above other properties that are already built out with homes, controlling erosion and properly stabilizing soils during clearing and grading will be a major focus of the final plat review and permitting. After development of the subdivision, drainage and runoff remain a concern that may require careful design and preparation of each building site to properly manage stormwater and prevent any long term problems with soil instability. On-site infiltration of stormwater may not be a feasible option given relatively impermeable soils.¹

D. COMPREHENSIVE PLAN & ZONING

The 2006 Comprehensive Plan classifies the entire property as Medium Density Residential which translates to R-2 Residential District. The original planned unit development master plan envisioned a mixture of high density uses along with single family dwellings. The zoning for the site is now R-2 PUD to recognize that any discretionary standards approved in each plat continue to be the regulations governing the properties. The recommended density for the R-2 Residential District is up to 30 dwelling units per gross acre. At 2.7 units per gross acre, the proposal is substantially less than the maximum density.

E. DIMENSIONAL STANDARDS

The minimum lot size in the R-2 Residential District is 6,000 square feet. All of the lots in the proposed development phases are greater than 6,000 square feet with the smallest lot being 6,623 square feet in size. The largest lot is 12,687 square feet in size. The standards of the zone are below:

Standard	Zoning District
	R-2
Minimum lot size (square feet)	1,800 (townhouses); 6,000 (other uses)

¹ Teale, Medhanie G. & McCann, Luke. (2017) *Overlook Subdivision - Critical Area Ordinance report*. Page 9

Standard	Zoning District
	R-2
Minimum lot frontage/width (feet)	20 (townhouse); 50 (other)
Minimum lot frontage on a cul-de-sac	In all zones, lot frontage on cul-de-sac lots may be reduced up to 25 percent of base standard
Maximum density (units per acre)	30 units
Front yard setback (feet)	25
Front yard setback (alley-loading) ³	15
Rear yard setback ⁴ (feet)	10
Side yard setback ⁵ (feet)	5
Side yard (street) setback – corner lot, street flanking (feet)	15
Maximum building height – residential (feet)	35
Maximum building height – accessory building (feet) ⁷	20
Maximum impervious area of lot ⁸	75%

F. CONSISTENCY WITH OVERALL DEVELOPMENT PLAN

The lot configuration and street pattern for the proposal is consistent with Overall Development Plan for View Ridge Estates No. 2 PUD. The proposal also calls for 4.89 acres of open space located in the northeastern portion of the proposed development. This is consistent with the overall development plan.

G. AVAILABILITY OF UTILITIES

Sanitary sewer, water and fire protection are available or can be made available to provide service to the Preliminary Plat for The Vale at Overlook. The applicants expect to construct a storm water detention system with a pond located in the northeast corner of the PUD.

As part of their application, the applicants submitted a Utility Plan for both all phases. Public Works staff determined that the sanitary sewer can only be partially phased as phase 1 relies on a connection through phase 2, to City View Boulevard.

H. ADDITIONAL INFORMATION

Streets: The through street that will serve Overlook 1 is Eliana Lane which will run from City View Boulevard west to Gibbs Lane. Gibbs Lane then connects back to City View Boulevard. Off of Eliana Lane there will be three dead-end streets: Fahrback Court and Calley Court on the north side and Easeman Court on the south side. The applicants have stated the streets for this proposal will be constructed to City standards and dedicated to the City.

Construction of the proposed streets likely will require retaining walls and/or cuts and fills that will extend beyond the proposed right-of-way. The Public Works Department has requested easements be provided in these areas in order to protect the street sub-base and to provide for future maintenance if necessary.

E. APPLICABLE CODE SECTIONS

The development project proposed is governed by the Longview Subdivision Code, which is codified as LMC 19.80. Sections of the subdivision ordinance that are directly applicable to this proposal include (if applicable, the staff response is provided in italics immediately after the code requirement):

Planning Commission Action: LMC §19.80.120 Approval criteria.

(1) To grant approval of a preliminary subdivision, the applicant must demonstrate compliance with all of the following criteria:

(a) Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for transportation, water, stormwater management, erosion and sediment control and sanitary sewage disposal methods that are consistent with the city's current ordinances, standards and plans; *the applicant has submitted a utility plan and stormwater design and reports as well as geotechnical report, critical area report and traffic memo which provide recommendations for mitigating impacts from the development. Additional provisions to mitigate impacts will be made as part of the final plat approval.*

(b) Appropriate provisions have been made for but not limited to public health, safety and general welfare; *the proposed design will provide for sidewalks, street lighting, open space, and a nature trail.*

(c) Appropriate provisions have been made for proposed streets, alleys and public ways, utilities and other improvements that are consistent with the city's current ordinances, standards and plans, and Department of Health and/or Washington State Department of Transportation standards and plans,

where applicable; *the subdivision will construct streets, utilities and other improvements consistent with City of Longview standards and specifications.*

(d) Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for open space, parks, schools, dedications, easements and reservations; *the development will dedicate all streets, sidewalks and trails for public use. Open space will be provided as identified in the original master plan approval for the multi-phase PUD, which also did not require recreation amenities. A nature trail is proposed through the open space.*

(e) The design of the proposed subdivision site has taken into consideration the physical features of the site, including but not limited to: topography, soil conditions, susceptibility to flooding, inundation or swamp conditions, steep slopes or unique natural features such as wildlife habitat or wetlands; *The design is informed by the site conditions with include 10- 50% slopes, drainages and complicated soil conditions. Extensive grading, filling and engineered walls will be utilized to make the site buildable. The applicant has designated the critical areas (geologic hazard areas) as Open Space, where existing trees will be preserved which comprise 20% of the significant trees on the entire property.*

(f) When replatting an existing subdivision, the subdivision shall comply with all of the terms and conditions of the existing subdivision's conditions of approval; *N/A*

(g) Compliance with the following: *The 8 following requirements are discussed elsewhere in this staff report.*

- (i) State requirements including those set for in Chapter [58.17](#) RCW;
- (ii) Longview parks and recreation plan and the Cowlitz regional trails plan;
- (iii) Longview zoning ordinance;
- (iv) Cowlitz County shoreline master program;
- (v) The stormwater management requirements set forth in Chapter [17.80](#) LMC;
- (vi) The standards of this chapter and this title;
- (vii) The International Fire Code and other adopted code;
- (viii) Plans and specifications adopted by the public works department including those set forth in Chapter [12.50](#) LMC and the Longview standard plans and specifications; and
- (ix) Other plans and programs as the city has adopted;

(h) A proposed subdivision may be disapproved because of flood, inundation or swamp conditions. Construction of protective improvements may be required as a condition of approval, and such improvements shall be noted on the final plat. No plat shall be approved covering any land situated in a flood control zone as provided in Chapter [86.16](#) RCW without the prior written approval of the State Department of Ecology; *Not applicable.*

(i) Dedication of land to any public body, provision of public improvements to serve the subdivision may be required as a condition of subdivision approval. An offer of dedication may include a waiver

of right of direct access to any street from any property, and if the dedication is accepted, any such waiver is effective. The city may require such waiver as a condition of approval. Any dedication, donation or grant as shown on the face of the plat shall be considered for all intents and purposes as a quitclaim deed to the said donor(s) grantee(s) for his/her/their use for the purpose intended by the grantor(s) or donor(s). If the plat is subject to a dedication, a certificate or separate written instrument shall contain the dedication of all streets and other areas to the public, any individuals, religious societies or corporation (public or private), as shown on the plat, and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road. Said certificate or instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the lands subdivided and recorded as part of the final plat. *The final plat will prepare all required covenants and agreements for all public and private dedications as conditioned by the City with the preliminary plat approval.*

(2) Written Findings Required. During the public hearing on the preliminary plat, the city shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and any dedications proposed. The proposed subdivision and/or dedications shall not be approved/accepted or recommended for approval/acceptance unless the planning commission and/or city council makes written findings that the approval criteria have been met. *Written findings and a staff recommendation to the Planning Commission to recommend approval of the subdivision with conditions are contained at the end of this staff report.*

(3) Authority to Condition Approval. The commission and council may attach those conditions to an approval or recommendation for approval as deemed necessary to promote the public interest, safety, health and welfare, except as prohibited in this chapter or other law. The commission may recommend and the council may require that conditions of approval be listed on the face of the final plat. In order that the applicant/developer bear a fair share of the cost of repair or improvement of these affected properties, facilities and services, the commission may recommend and the council may require construction, repair expansion, improvement or other provision of off-site improvements by the applicant. Such requirements may include but shall not be limited to dedication of land for right-of-way, resurfacing a street that provides access to a subdivision, or replacement in inadequately sized off-site utilities whose capacity will be affected by the development. For short plats, the director may establish conditions and require similar improvements as part of a conditionally approved preliminary short plat. *City staff has thoroughly reviewed the application and recommends the Planning Commission and City Council approve the subdivision with the conditions of approval listed in this report.*

(4) Phasing. For phased projects, the commission shall consider the relationship between the preliminary plat and the master plan. The master plan should be used to establish appropriate modifications to the preliminary plat, conditions of approval, dedications and off-site improvements. *This subdivision represents the final phases of a 1991 master plan. The subdivision proposes 32 lots in phase 1 and 29 lots in phase 2. The only through street, Eliana Lane, will not be completed until phase 2, however City staff has determined that the 32 lots in phase 1 is an acceptable number of lots to only have one point of access, until phase 2 is completed.*

(5) Length of Preliminary Approval. Approval of a preliminary plat shall be effective for five years from the date of city council approval...; the LMC provides a process to request two year extensions if warranted.

Public Improvements Minimum Standards LMC §19.80.130

Public improvements may be required of any subdivision and shall be installed at the expense of the owner. Unless otherwise noted, all designs shall be consistent with the Longview standard plans and specifications; provided, that if a conflict exists between two different standards the required design shall be determined by the city engineer. The following standards within this section shall be followed in the development of all subdivisions and shall be considered minimum standards:

In addition to standards contained herein, all subdivision plats shall comply with the following:

- (1) APWA Specifications;
- (2) The current edition of the Uniform Fire Code, as amended by the city;
- (3) Policies for street identification of the Cowlitz County Communication Center;
- (4) Applicable state laws and regulations.

- (1) Streets, Curbs, Sidewalks, Alleys. The standards set forth in Chapter [12.50](#) LMC shall be met. *Staff has reviewed the street layout and determined the proposal can meet City standards.*
- (2) Stormwater management shall conform to Chapter [17.80](#) LMC and all other applicable statutes. *The applicant has submitted a stormwater report and drainage plan for review. The applicant shall demonstrate stormwater design compliance prior to approval of the final plat.*
 - (a) Stormwater low impact development (LID) best management practices and site designs that minimize impervious surfaces, native vegetation loss, and stormwater runoff shall be implemented to the fullest extent practicable. *The applicant proposes to integrate LID into the proposal.*
- (3) Easements. The following easement standards apply:
 - (a) Utility Easements. Perpetual easement to utility providers for installation and maintenance of utilities shall be provided to serve each and every lot at locations deemed necessary by the utility providers. Such utilities may include sewer, water, stormwater, gas, electricity, communication lines and cables and other similar utilities. Utility easements shall be at least 10 feet in width or five feet on each side of contiguous lot lines unless otherwise approved by the city engineer. When the utility easements are needed at lot corners, the size of the easement shall be at least five feet by five feet. Additional easements for major distribution and transmission lines or unusual electric or communication facilities may be required where necessary. Additional easements for major distribution and transmission lines or unusual electric or communication facilities may be required.
 - (b) Easements for unusual facilities such as high-voltage electric transmission lines, drainage canals and similar areas shall be of such width as is determined to be necessary by the city engineer for the purpose, including any necessary maintenance roads.
 - (c) If a subdivision is traversed by a watercourse, such as a drainageway, channel or stream, there shall be provided a perpetual stormwater easement or drainage right-of-way conforming substantially to the seasonal high-water line of the watercourse and of such further width as

will ensure protection of water-carrying capacity and access to the watercourse for maintenance of capacity. Such recorded easement or right-of-way shall be measured from the centerline of the watercourse and shall give to the appropriate authority access for the purpose of maintenance of water-carrying capacity. Such easement may not be necessary where buffers are required by Chapter [17.10](#) LMC. In determining the width of such easements, the city engineer shall give consideration to the requirements and recommendations of the applicable diking district in regard to the operation of maintenance equipment and the placement of spoils where appropriate. The size and nature of the district's drainage facility and the elevation and slope of the abutting upland property shall be considered in determining the minimum width required.

Staff has proposed a condition of approval to require easements along the front property line to accommodate power and other utility providers. Final easement locations, widths and other details will be determined at final plat.

(4) Installation of Utilities.

- (a) All distribution laterals and primary and secondary lines and wires serving the subdivision, including those providing electric, street lighting, telephone, and cable television service, shall be placed underground. All utilities shall be installed at the lot line of each and every lot prior to acceptance of improvements and shall be constructed in the street right-of-way unless otherwise approved by the city engineer. The applicant shall make necessary arrangements with utility providers or other appropriate persons for underground installations. This requirement does not apply to surface-mounted transformers, switching facilities, connection boxes, meter cabinets, temporary utility facilities used during construction, high capacity transmission lines, electric utility substations, cable television amplifiers, telephone pedestals, cross-connect terminals, repeaters, warning signs or traffic control equipment.
- (b) Sanitary sewers and water system improvements shall be installed at the developer's expense, to serve all subdivisions, by extension of the existing city sewer and water lines and any other upgrades and improvements necessary to ensure adequate capacity. Such facilities shall be designed and sized to the satisfaction of the city engineer and shall be of sufficient capacity to accommodate the ultimate development density of all intended phases in adjacent areas.
- (c) Utility installations shall be in accordance with city design standards.
- (d) Street Lighting. Street lighting shall be included in the development of all future platting or subdivisions. Street lights shall be placed at all street intersections and at other locations designated by the city engineer. A complete street lighting system, including conduits, wiring, concrete bases, poles, junction boxes, meter base, service cabinets and luminaries, shall be installed by the developer throughout the subdivision in accordance with city standards. Light conduit shall be placed in a separate ditch unless otherwise approved by the city. The applicant shall submit plans and manufacturer technical information meeting or exceeding city of Longview standards to the city engineer and public utility district for approval of all specifications and materials used in the system.
- (e) Landscaping of Planting/Utility Strip. The developer or their successor shall be responsible for ensuring that, prior to issuance of an occupancy permit for a lot, the utility/planting strip

abutting the curb adjacent to the lot is planted in grass or other approved landscaping and with street trees. The plantings shall include street trees meeting the following characteristics:

- (i) Shall be at least two-inch DBH at time of planting and be spaced at approximately 30-foot intervals on center;
 - (ii) Shall be centered between the curb and sidewalk;
 - (iii) Shall be planted at least 20 feet from driveways, at least 20 feet from street light standards and at least eight feet from fire hydrants and sewer laterals;
 - (iv) Shall be of a type, species and quantity approved by the superintendent of parks;
 - (v) Shall be at least 30 feet from any corner where curb lines intersect; and shall be planted and maintained in an acceptable manner.
- (f) Timing and procedure for construction of sidewalks shall be as follows:
- (i) All intersection curb ramps shall be constructed with roadway infrastructure required for the subdivision;
 - (ii) Sidewalks shall be constructed with roadway infrastructure required for the subdivision on all open space tracts, nonbuilding lots, and on the major street frontage of double frontage lots; and
 - (iii) On building lots, construction of the sidewalk shall be done on a lot-by-lot basis, prior to issuance of a certificate of occupancy for the lot.

These requirements will be met or addressed by the applicant during the final plat design phase. The submitted preliminary plat shows designs consistent with the standards for utilities. A lighting study will be completed to evaluate where street lights are needed.

(5) Natural Features Preservation and Landscaping.

- (a) Plats shall be designed to preserve and enhance significant natural features and resources, including but not limited to natural contours, watercourses, marshes, scenic points and views, large trees, natural groves, rock formations, and sensitive areas; to be compatible with aesthetic values of the area; and to reflect natural limitations inherent in the property.
- (b) Plats shall be designed to minimize impacts on adjacent properties and on off-site or citywide public facilities and services, such as streets, drainage ways and storm sewers.
- (c) Plats shall be designed to preserve to the extent possible significant trees as defined by Chapter [19.09](#) LMC and as more specifically set forth in this section. When the preservation of at least 20 percent of significant trees, inclusive of those found in preserved critical area buffers and open space or recreation tracts, is deemed not feasible, the applicant shall mitigate for the loss of tree canopy by incorporating additional landscaping, tree plantings and/or buffer enhancements (if applicable) or through other means as approved by the city. Significant trees that will remain on site shall be protected during construction through the use of fencing, rock wells and other means that provide protection corresponding to the drip line

of the tree(s), which is the vertical projection of the foliage at its greatest circumference. Assurances shall be provided to ensure the long-term protection of significant trees, or trees planted as mitigation, via notations on the final plat and within recorded covenants. Exemptions may be included to allow removal of those trees deemed dangerous or hazardous to public health, safety and welfare by a professional arborist.

(d) Screening shall be implemented as follows:

- (i) Fences, hedges or landscaping buffer strips may be required by the city to separate commercial and industrial zoning districts from residential districts or uses in conformance with the zoning ordinance standards;
- (ii) In the case of residential subdivisions abutting major arterials, the applicant shall provide a buffer strip a minimum of 10 feet wide along the lot line abutting the arterial. Hedges or trees shall be planted in the buffer strip of a height that will become a solid, effective sight screen within three years, unless existing vegetation provides substantial screening;
- (iii) Fencing may be required to limit access to areas that may be hazardous to the public, including stormwater detention ponds and facilities. Landscaping shall be required along the perimeter of the fence and may include a mix of trees and shrubs; and
- (iv) Native vegetation and soil should be used to minimize the need for irrigation and pest control.

The applicant has designated the critical areas (geologic hazard areas) as Open Space, where existing trees will be preserved which comprise 20% of the significant trees on the entire property. New street trees must be provided per City requirements. The applicant may either install street trees and provide a performance bond or bond the installation of the trees to plant them at a later date. A Landscape Plan will be required as part of final plat design.

- (6) Pedestrian/Bicycle Ways in and through Residential Subdivisions. In blocks over 800 feet in length, a pedestrian/bicycle way with a minimum width of 15 feet may be required through the middle of the block. The pathway shall be paved using materials accepted by the city engineer. If unusual conditions require blocks longer than 1,200 feet in length, two pedestrian/bicycle ways shall be required. Pedestrian ways may also be required to connect cul-de-sacs or to pass through unusually shaped lots to provide for public convenience (e.g., direct route to school, etc.), safety and circulation.

Not applicable. There are no blocks proposed greater than 800 feet in length.

- (7) Subdivision and Street Naming. Subdivision names shall not duplicate or too closely approximate phonetically the name of any other subdivision within the Longview area, except that in the case of successive subdivisions of a phased development, plats may be differentiated in name by sequential numbering or by direction (north, south, etc.). Streets having the same name except for “Court,” “Lane” or other suffix shall be deemed duplicative and not permitted. Names of new streets running on a line with an existing street but separated by a park or barrier may duplicate the name of the existing street; provided, that a prefix indicating direction from the park or barrier is attached to the new street’s name. The city council shall have the right to rename subdivisions and streets.

Calley Court, Easement Court, Eliana Lane and Fahrback Court are proposed. There are no duplicate or similar street names found in the Longview vicinity.

(8) Lots or Parcels.

- (a) Each lot shall be provided direct access by means of minimum frontage on a dedicated and improved public street.
- (b) The minimum size of any lot or parcel of property within a subdivision shall conform to the standards of this title unless otherwise approved pursuant to this title.
- (c) Residential lots which have street frontage along two opposite boundaries shall be discouraged, except for reverse-frontage lots which are essential to provide separation to residential development from primary traffic arterials or collectors or to overcome specific disadvantages of topography and orientation. For such lots there shall be an easement or other restriction in favor of the appropriate governmental entity at least 10 feet wide along the lot lines abutting said primary arterial across which there shall be no right of access may be required.
- (d) Insofar as practicable, side lot lines shall be at right angles to straight street lines and radial to corner street lines. Placing adjacent lots at right angles to one another shall be avoided where possible.
- (e) Residential subdivisions should be designed so that individual lots or parcels do not require direct vehicular access to arterial streets and that direct access to collector streets is minimized.
- (f) Where lots are more than double the minimum lot size required for the zone, the city council may require that the subdivision be designed to accommodate future subdivision and the opening of future streets and expansion of existing streets. The city may also require that a subdivision's street network be designed to accommodate future growth on adjacent properties in support of greater connectivity and a more efficient transportation network.
- (g) Lots shall be laid out to provide drainage away from all buildings, and individual lot drainage shall be coordinated with the storm drainage pattern for the area. Drainage shall be designed to avoid concentration of stormwater from one lot to an adjacent lot.

The proposed lots in phases 1-2 appear to meet these requirements. All lots will be evaluated in the Final Plat design to determine if they meet these standards.

(9) Blocks.

- (a) Length. In general, blocks shall be as long as is reasonable and consistent with the topography and the needs for convenient access, circulation, control and safety of street traffic and the type of land use proposed. The block length shall not ordinarily exceed 800 feet or be less than 400 feet; provided, that the city may approve an alternative design.
- (b) Width. Except for reverse-frontage parcels or when topographic conditions do not permit, the width of blocks shall ordinarily be sufficient to allow for two tiers of lots of depths consistent

with the type of land use proposed. This width shall normally be not less than 200 feet for the sum of two lot depths.

- (c) Intersecting streets shall be so laid out that blocks shall not be more than 800 feet in length between rights-of-way for local access street only. In the case of long blocks or oddly shaped blocks and to facilitate pedestrian access to parks, playgrounds, open space or schools, the applicant may be required to construct pedestrian and bicycle easements of not less than five feet in width on a dedicated right-of-way or perpetual unobstructed easement of not less than 15 feet in width, to extend through the block(s) at location(s) deemed necessary. Widths of blocks shall be such as to allow two rows of lots, except that blocks along the perimeters of a plat may have one row of lots.
- (d) Blocks intended for commercial and industrial use shall be designed specifically for such purposes, with adequate space provided for off-street parking, loading and delivery.

The proposed subdivision meets these requirements.

(10) Park and Recreation Improvements.

- (a) The planning commission and city council shall review the need for park and/or trail development when reviewing preliminary subdivision applications and may require the developer to dedicate land for park development as a condition of approval in accordance with this title. For the purposes of this chapter, the term “park” shall also include trails. Applicant-paid park improvements shall be constructed per the plat conditions. As agreed to by the city, a fee-in-lieu of park land dedication proposal may be considered in accordance with RCW [82.02.020](#) and such fee shall be paid prior to final plat approval, unless otherwise authorized by the city. The location and characteristics of land dedicated for park and recreational purposes shall follow these standards:
 - (i) The area proposed for park dedication may be located either within or outside the boundaries of the property described in the subdivision, but must either be adjacent to an existing or proposed city park site or within the same park service area in which the subdivision is located. Park service area is considered to be within one-half mile of the subdivision for which it is required;
 - (ii) The area proposed for park dedication shall have characteristics and location which make it suitable for future inclusion into the city parks system, as determined by the director of parks and recreation;
 - (iii) With the approval of the director, the area proposed for park dedication or portion thereof may contain valuable or sensitive environmental features, preservation of which is consistent with the city’s comprehensive plan and/or parks and recreation plan;
 - (iv) All lots within the subdivision for which park dedication is required shall have legal and convenient access to the area proposed for park dedication, at the time of final plat approval; and

- (v) The topography, soils, hydrography and other physical characteristics of the area proposed for park dedication shall be of such quality as to allow the development of community or neighborhood parks, or to create a flat, dry, obstacle-free space on at least 90 percent of the total required area in a configuration which allows for active recreation, shall have no known safety hazards, and shall have no known physical problems such as the presence of hazardous waste, pipeline of power easements, drainage, erosion, or flooding that the director of parks and recreation determines would cause inordinate demands upon public resources for maintenance and operation of the property to be dedicated to the city. Park sites should also be located so that persons living within the service area will not have to cross a major arterial street to get to the site.
- (b) Minimum Size of Land Dedicated for Park Purposes. Applicants who dedicate open space for park land pursuant to this chapter shall dedicate at least seven acres per 1,000 population generated by the proposed subdivision. This requirement is based on the level of service (LOS) standards adopted per the Longview park and recreation plan for needs of a neighborhood park including but not limited to such amenities as play equipment, athletic areas such as baseball/softball diamonds, soccer/football fields, volleyball courts, hard surface areas such as tennis courts, basketball courts, in-line skating rinks, picnic areas, walk/trail systems, restrooms, natural areas, open spaces and buffer zones. The formula for determination of the required minimum park dedication shall be:
 - (i) Single-family dwelling use districts and subdivisions of land zoned higher density where up to fourplexes are proposed shall provide .0168 acres of park area per permitted dwelling unit within the plat, based on an average of 2.4 persons per household and desired park land ratio of seven acres per 1,000 people for neighborhood parks per the Longview park and recreation plan;
 - (ii) Developments consisting of multifamily dwellings shall provide park areas consistent with the standards set forth in Chapter [19.20](#) LMC;
 - (iii) Linear trails shall be designed as approved by the director of parks and recreation or their designee. Total trail area improved and/or dedicated may be less than the area standards above, as approved by the city.
- (c) Final Plat Approval Conditioned upon Park Land Dedication. When approval of the final plat of a subdivision is conditioned upon the dedication and/or improvement of land for park/trail purposes, the final plat shall not be approved or recorded until the director of parks and recreation has determined in writing that any land to be dedicated is shown on the face of the final plat, or in a deed conveying the land to the city which has been recorded with the Cowlitz County auditor's office or the instrument conveying the land to the city has been transmitted to the city council for acceptance of the dedication by ordinance.

The proposed subdivision is a direct continuation of the previously approved 1991 master plan which did not propose dedication of land for parks or recreation. The applicant proposes to develop a nature trail amenity in the Open Space in phase 2 for use by the public. Staff proposes a condition of approval that the developer shall install a moderately developed

trail, single-wide, treed, limbed and cleared for walking, with a discernable path of material such as rock or imported bark or soil.

II. STAFF FINDINGS

The applicant proposes to develop The Vale at Overlook, and complete the Overall Development Plan for View Ridge Estates No. 2 PUD which was approved in 1991. The primary purpose of this development review is to ensure that the proposed development is consistent with the approved Overall Development Plan and it meets the City's regulations and design standards. Staff findings are:

- A. The proposed development is consistent with the Overall Development Plan for View Ridge Estates No. 2 PUD that was approved by the City of Longview in 1991.
- B. The developer will design and construct stormwater and erosion control facilities acceptable to the City Engineer that ensures land stability and provides drainage protection for the development and neighboring properties. All stormwater and erosion control facilities will comply with the City's Stormwater Runoff and Erosion Controls Chapter 17.80 LMC.
- C. The proposed development of the property in a manner depicted on the preliminary site development plans will not be detrimental to the public welfare and is in keeping with the general intent of the Planned Unit Ordinance.

III. RECOMMENDATION

Based on the findings of fact, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the preliminary plat for The Vale at Overlook subject to the following conditions:

- 1. The phases shall be developed in the sequence presented on the preliminary plat; unless approved per LMC §19.80.190: Modifications to approved preliminary plats.
- 2. Community mailboxes (or mail service as approved by the USPS) shall be provided by the developer prior to final plat approval or bonded.
- 3. Corner lots abutting the dead-end streets (Calley Ct., Easeman Ct., Fahrback Ct.) shall have vehicle access (driveways) from the dead-end streets as opposed to the through street (Eliana Lane). The driveways shall be located as far as feasible from the intersections with the through street. The final location of the driveways must be approved by the City Engineer.
- 4. The developer shall design and construct the stormwater facilities in accordance with Section 17.80 of the Longview Municipal Code.
- 5. Public water, sewer, and storm drain main lines shall be installed in street rights-of-way. The City Engineer may allow limited main lines to be installed in side or rear yard easements provided there are no services connected to the mains and adequate access via all-weather access roads can be provided for future operation and maintenance. Water and sewer services

for the homes shall be connected to mains installed within the street rights-of-way. No services will be allowed to connect to water or sewer lines within side or rear yard easements.

6. The developer shall grant additional right-of-way or easements outside the proposed 60' street right-of-ways for any cuts or fills necessary to construct the streets.
7. All required streets, sidewalks, street lighting, sanitary sewer, water and storm drainage systems shall be constructed to City of Longview standards in effect at the time construction plans are submitted for review. Plans for construction for the above improvements shall be reviewed and approved by the City Engineer prior to construction. Concerns regarding specific construction details will be addressed during the plan review for each subdivision phase. The details included in the developer's proposal are considered conceptual in nature. A lighting analysis will be required.
8. Roadway cuts, fills, retaining walls, and street subgrade, base, and surfacing preparation requirements shall be designed by a qualified Geotechnical Engineer and shall be not less than the City of Longview standards in effect at the time construction plans are submitted for review.
9. The developer shall plant trees within the street right of way in accordance with Park and Recreation Department specifications and the standards of LMC 19.80.130 (4) (e)
10. The Developer must provide a subdivision improvement bond for completion of sidewalks and street trees if those items are not constructed prior to final plat approval.
11. The developer shall provide utility easements in accordance with Cowlitz PUD requirements. The easement areas are for the installation, operation, and maintenance of underground utilities. The plat covenants shall show that all utility agencies, their successors and assigns, shall have a continuing right of ingress and egress over, across, along and upon the easement area involved at any and all times.
12. The storm drainage system shall be designed such that runoff generated from the lots will not discharge onto adjacent lots except where defined drainage courses currently exist.
13. The applicants shall submit to the City's Engineering Department an Erosion Hazard Assessment per LMC Chapter 17.12.050. The report must be submitted before or concurrently with the submittal of construction drawings.
14. The developer shall design and install a moderately developed nature trail in the open space consisting, at a minimum, of a single-wide, treed, limbed and cleared trail for walking, with a discernable path of material such as rock or imported bark or soil, for use by the public. Signage identifying the trail amenity and the private ownership shall be provided at all entry points.

IV. EXHIBITS

- A. Applicant's Subdivision Application and cover letter
- B. Applicant's project narrative (47 pages)

- C. Subdivision Development Plans
- D. Draft Declaration of The Vale at Overlook Protective Covenants, Conditions and Restrictions
- E. Aerial Photo of vicinity

Report Date: August 16, 2019

Section 1

Preliminary Subdivision Plat Application

Vicinity Map

Project Description Narrative

Ownership Statement



Preliminary Subdivision Plat Application

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

Application for a Preliminary Subdivision Plat

Per LMC 19.80, RCW 35A.63.100 RCW, 58.17, and other laws of the state of Washington

Application Number: _____

Related Case Number(s): _____

THIS SECTION FOR OFFICE USE ONLY:

Applicant: Homesite Development Group, LLC Phone: 206-949-9943
(Print All Information)

Contact Name: Lee Piculell email: lpiculell@homesitedevelopment.com

Mailing Address: 1906 Belmont Loop
(Street or PO Box)

City: Woodland State: WA Zip: 98674

Property Owner _____ Phone: _____
(Print All Information)

Contact Name: _____ email: _____

Mailing Address: _____ Fax: _____

City: _____ State: _____ Zip: _____

Represented By: Latta Engineering, PLLC Phone: 360 671 7002
(If Different From Above)

Mailing Address: 5970 Birch Point Rd email: nlatta@lattaengineering.com

City: Blaine State: WA Zip: 98230

Relationship to Owner: Civil Engineer Consultant

Engineer or Surveyor: Latta Engineering, PLLC (Neil Latta, PE) Phone: 360 671 7002

Mailing Address: 5970 Birch Point Rd email: nlatta@lattaengineering.com

City: Blaine State: WA Zip: 98230

Signature of Engineer or Surveyor: 

Property Address of Lot(s) to be Divided: Address not yet assigned

Total Area of Parcel (square feet): 988,823 sf Name of Subdivision: The Gale at Overlook

Lot: N/A Block: N/A Assessor's Parcel Number(s): 103660700, 10366, 02206383, 02206382

Location: Section 28 Township & Range: 8 North & 2 West Willamette Meridian

FILING FEE:

Base Review Fee:..... \$ 1,738 +\$81 per lot

SEPA Fee (If applicable) \$579

Critical Area Permit Fee (if applicable) per LMC 17.20

Total Fees:.....

Comments:

REQUIRED 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. No decisions will be made 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 notices.

Signature of Applicant: [Signature] Date: 5/30/19

Signature of Property Owner: [Signature] Date: 5/30/19

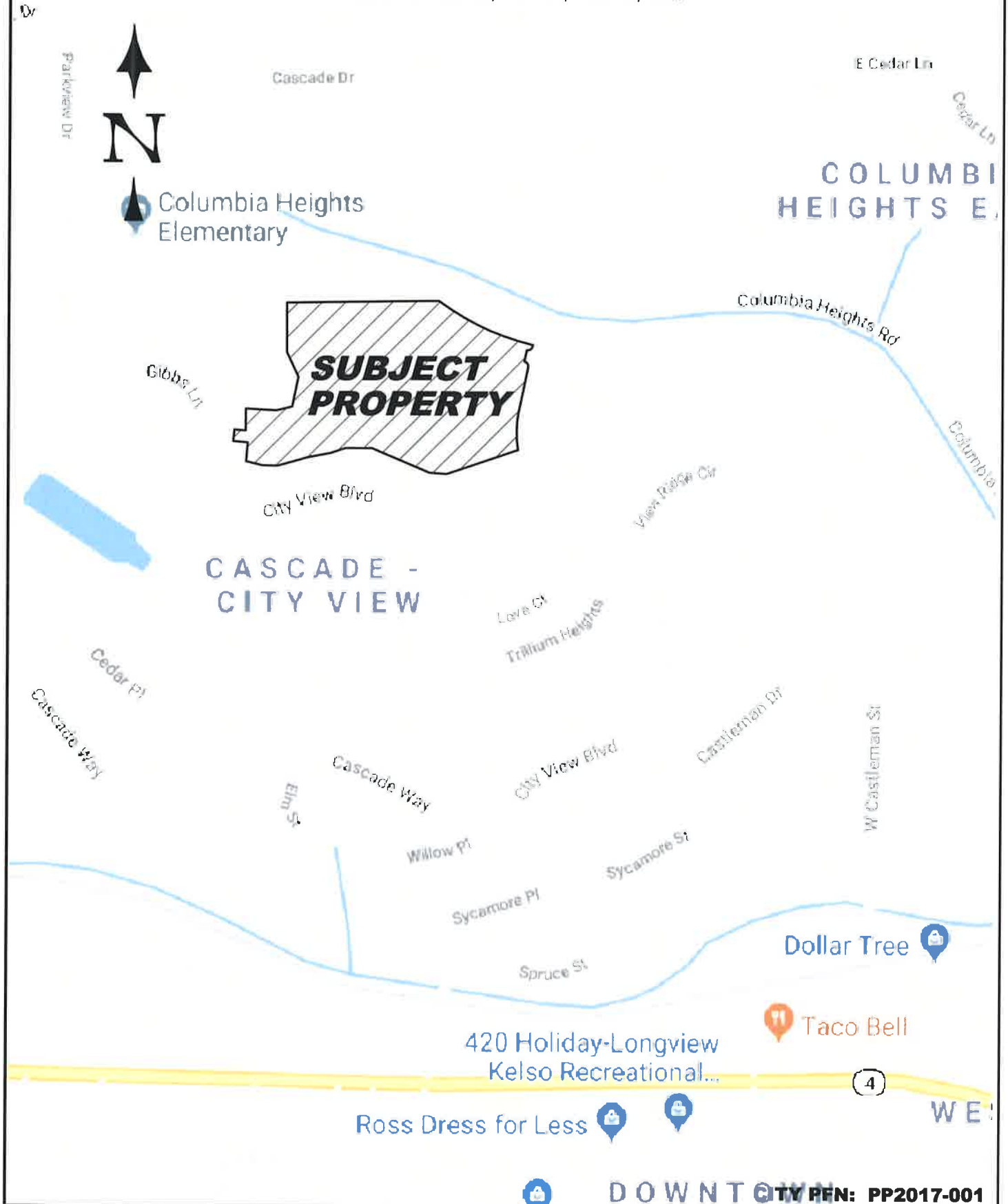
Signature of Property Owner: _____ Date: _____

Signature of Property Owner: _____ Date: _____

Signature of Property Owner: _____ Date: _____

NOTES TO APPLICANT:

1. No application for a Preliminary Subdivision shall be considered or reviewed by the City of Longview unless this application form is completed and submitted with the plat, and a case file number is assigned.
2. The applicant is solely responsible for all costs to obtain the services of a surveyor or engineer and to pay all recordation fees as required by Cowlitz County.



LATTA ENGINEERING PLLC

Consulting Civil Engineers
5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002

2019 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)

VICINITY MAP

**THE GALE AT OVERLOOK SUBDIVISION
CITY VIEW BLVD, LONGVIEW, WA**

DATE: MAY 15, 2019

SCALE: N.T.S.

FIGURE

1

LATTA ENGINEERING, PLLC

Consulting Civil Engineers

May 15, 2019

Attn: Mr. Adam Trimble
City of Longview - Community Development Dept.
PO Box 128
1525 Broadway
Sultan, WA 98294-1199

**Re: Preliminary Subdivision Plat Application – Project Narrative
The Gale at Overlook
City View Blvd, Longview, WA**

Dear Mr. Trimble,

Latta Engineering, PLLC has prepared this project narrative letter to summarize and supplement the referenced preliminary plat residential subdivision application in accordance with Longview Municipal Code (LMC 19.80).

Subject Property Background

The Gale at Overlook project is comprised of four land parcels which total 22.70 acres in area. The site is located north of City View Boulevard, east of Gibbs Lane, in the City of Longview. A site vicinity map is provided in Section 1 of this application. The project is located within the NE ¼ of Section 28, Township 8 North, Range 2 West, WM, Cowlitz County, WA. Tax Parcel Numbers for the subject property are 103660700, 10366, 02206383, and 02206382). The subject property zoning is R-2 PUD (Residential District). The property consists of Phases VI and a portion of VII, View Ridge Estates PUD No. 2. A project Vicinity Map and Assessor Parcel Map is enclosed which illustrates the subject property location and surrounding area.

Project Description

The preliminary plat application is for a proposed 61 lot residential subdivision (single family detached dwellings) on the 22.77 acre site complete with new public roads, urban civil utilities, storm water management and landscaping. The project is proposed to be served with urban utilities including City water and sewer. Public water and sewer is currently available at the site.

The project build-out is proposed to be constructed over two phases. The gross lot density will be 0.37 dwelling units/acre (61 lots on 22.70 acres). The project is proposing 4.89 acres of open space (21.5% of the subject property) and will provide a nature trail for public use.

The following supplemental information is provided to support the application.

Date of Preliminary Plat: May 15, 2018

Project name: The Gale at Overlook

Project development schedule:

- Phase 1 construction to commence in the summer of 2019.
- Phase 2 buildout will be determined primary by real estate market conditions (anticipate full project completion over approx. 2-3 year period)

Written property owner Statement: See attached.

Acreage of the Subject Property:	22.700 Ac
Legal description of the Subject Property:	See attached information (Civil Sheet C-1, and property title reports)
Tax Parcel ID No. of the Subject Property:	See attached information (Civil Sheet C-1, and property title reports)
Existing use of the Subject Property:	Undevelopede
Proposed use:	Single Family Residential (Detached)
Proposed site design information:	See attached preliminary plat civil plans.
Phasing information:	Phase 1 (32 lots) Phase 2 (29 lots)
Transportation:	See attached Traffic Impact Analysis by Gibson Traffic Consultants, Inc. dated 01-16-2019.
Tree Survey / Preservation:	4.89Ac (21.5% of the subject property) is to be preserved in an Open Space tract. Over 20% of the significant trees on the site shall be preserved in accordance with LMC 19.80.130(5) per City of Longview requirements.
Potable Water and Fire Flow:	Information provided by City Public Works staff indicate there is adequate water and available fire flow at the site to serve the proposed 61 single family residential lots.
Sewer:	Information provided by City Public Works staff indicate there is adequate sewer capacity to serve the proposed 61 single family residential lots.

If you have any questions or require additional information about this project, please do not hesitate to call the undersigned at (360) 671-7002.

Sincerely,

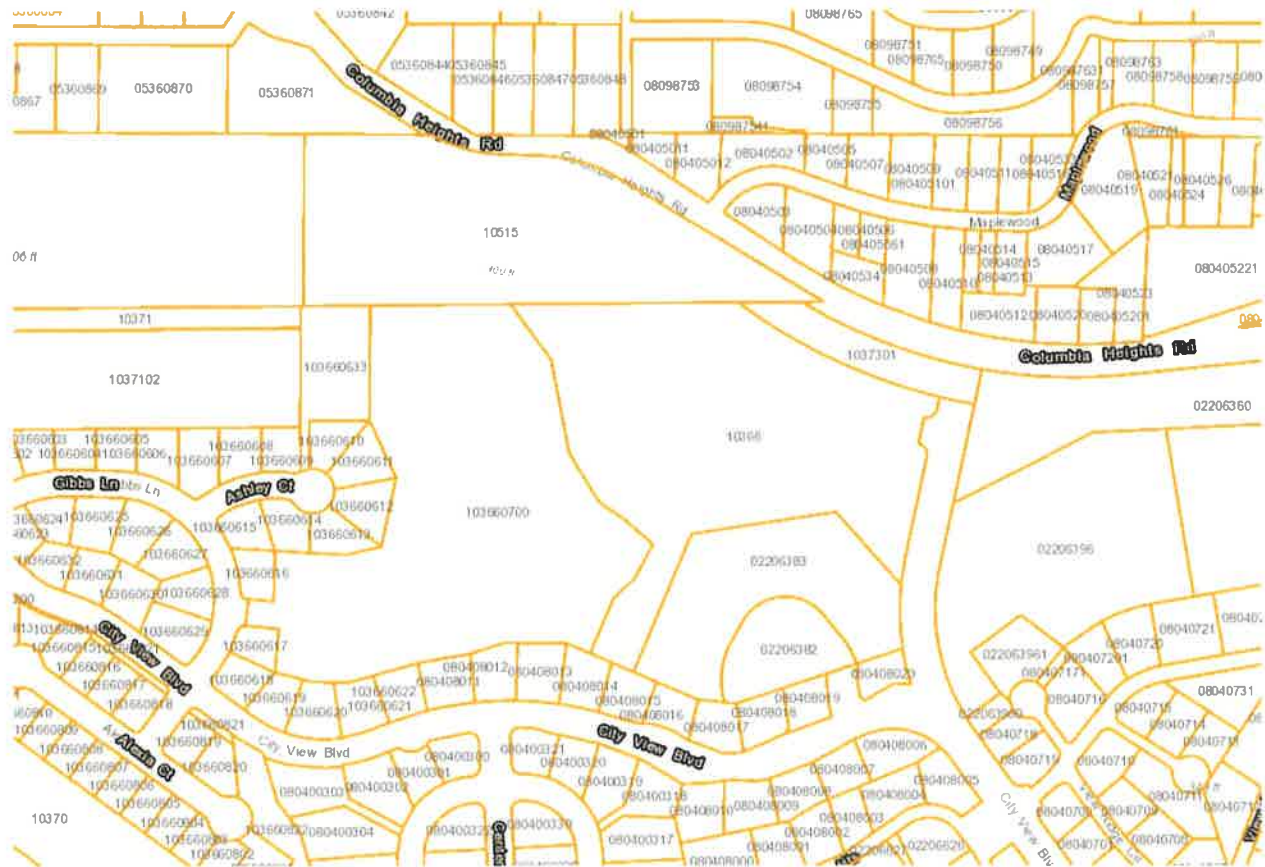
Latta Engineering, PLLC



Neil Latta, P.E.

Attachment: Surrounding Properties within 300 ft of the Proposed Development

Parcel Map – Surrounding Properties within 300 ft of the Proposed Development



PROJECT NARRATIVE

I. REVIEW REQUESTED

The applicant is requesting review and approval of the following proposals:

1. Preliminary Plat approval of Phases VI and a portion of VII, of View Ridge Estates PUD No. 2.
2. A name change from "View Ridge Estates PUD No. 2, Phases VI and a portion of VII" to "The Vale at Overlook."

II. PROJECT LOCATION AND IDENTIFICATION

The property consists of Phases VI and a portion of VII, View Ridge Estates PUD No. 2. The project site is approximately 22.73 acres in size and is more particularly described as follows:

A portion of lots 22 and 23, CITY VIEW TERRACE NO. II, according to the plat, recorded in volume 12 of plat, page 19, and portion of the Ezra Towner and J.C. Leonard DLC in Section 28, Township 8 North, Range 2 West of the Willamette Meridian, Cowlitz County Washington; Assessor's Parcel's 1-0366, 0-2206-382 and 0-2206-383.

III. PROJECT DESCRIPTION

The applicant proposes to create 61 lots for construction of 61 homes. The lots will be accessed by public streets with three cul-de-sacs. The project includes 4.89 acres of open space and will provide a nature trail as shown on the attached plans. This project will finish out the "View Ridge Estates PUD No. 2 PUD Master Plan and Overlook PUD Master Plan.

The applicant requests that the name of this phase of the View Ridge Estates PUD No. 2, Phases VI, and a portion of VII be changed to "The Vale at Overlook".

IV. CONSTRUCTION TIMELINE

Construction on this project will begin in late summer of 2019 and will be completed in two phases.

19.80.110 Application requirements.

(1) Preapplication Conference. A preapplication conference is required for all subdivision applications. The preapplication conference is a means of screening subdivision proposals in their earliest stages of design before proponents are committed to a particular design. It is also a means for staff and other public officials to convey information, identify problems and

information, to determine a proposal's feasibility, to acquaint the prospective applicant with the procedural steps for plat approval. Participation in a preapplication conference and agreement by a prospective applicant to conclusions reached at such conference shall in no way guarantee project approval, prohibit changes of opinion by public agency participants, or prohibit identification and discussion of such additional problems or issues as may arise in the review process. A preapplication conference is nonbinding and advisory in intent and effect.

RESPONSE: Preapplication conference was completed.

(2) Application Contents. The applicant shall submit the following materials for subdivision applications:

a. Completed preliminary plat application on form supplied by the city;

RESPONSE: Application form provided by the city has been completed by the applicant and is attached hereto as exhibit "A."

b. Payment of all required fees;

RESPONSE: The appropriate fee for a Preliminary Plat has been paid.

c. Completed SEPA environmental checklist;

RESPONSE: The original SEPA for the View Ridge Estates PUD has been included with this application.

d. If critical areas exist on the subject site, the permit and report requirements of Chapters 17.10 and 17.12 LMC shall be adhered to and submitted with the preliminary plat application; provided, that the city engineer may require a geotechnical report in cases where project development may be impacted by underlying soils, even if such area is not officially classed as a critical area;

RESPONSE: A Geotechnical Report was completed for the Overlook PUD project to the west of this site. Additional geotechnical studies were completed specifically for this project in 2006 and updated by Materials Testing and Consulting in 2017. See attached report from Materials Testing and Consulting addressing this section.

e. Preliminary drawings showing sanitary sewer, water and stormwater cross-sections and grade profiles of the existing ground and proposed streets;

RESPONSE: 12 copies of the Preliminary Plat meeting the requirements of this section are included with this application, as approved by City.

- f. Twenty-five copies of the preliminary plat, conforming to the specifications of this chapter, including 11-inch by 17-inch copies of all large plans so that copies can be made;**

RESPONSE: 12 copies of the Preliminary Plat meeting the requirements of this section are included with this application, as approved by City.

- g. If the property is to be developed in phases, each phase shall be clearly labeled and demarcated on the preliminary plat and the master plan requirements of LMC 19.80.140 shall be met;**

RESPONSE: A master plan is herein submitted to comply with subdivision phasing. Furthermore, this project encompasses the final phases of the original master plan prepared by David Evans and Associates in 1991. This project will be constructed in two phases.

- h. Copy of a recent title report for the property issued within the last 60 days, including a legal description according to the official records in the office of the county auditor;**

RESPONSE: A copy of the title report for the proposed development meeting the requirements of this section is included with this application.

- i. A verified statement with original signatures that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has submitted the application with the consent of all owners of the affected property;**

RESPONSE: A letter meeting the requirements of this section is included with this application.

- j. Traffic impact analysis report as required by the city pursuant to Chapter 12.50 LMC;**

RESPONSE: The proposed development is exempt as defined LMC 12.50.060 (3)(a).

- k. If it has been determined that a zoning map amendment or variance is required for approval of the preliminary plat, completed applications for the same if not previously submitted and reviewed;**

RESPONSE: Not applicable - no zone changes or variances are required.

- l. A tree survey and preservation plan, report or drawing that complies with LMC 19.80.130 LMC;**

RESPONSE: This project preserves approximately 4.89 acres of open space on the project site. The large lots and significant amount of open space will help preserve trees and provide natural buffers. As

such, the requirement of a tree survey per LMC 19.80.130 has been met.

m. Preliminary stormwater site plan that complies with Chapter 17.80 LMC;

RESPONSE: The Preliminary stormwater site plan that meets the requirements of this section is included with this application.

n. Project Narrative. A preliminary subdivision application shall include a narrative that addresses the following topics:

(i) Description of the uses proposed for the site;

(ii) Phasing plan, if applicable;

RESPONSE: This application is for the final phases of the original PUD and the original Master Plan from David Evans and Associates has been revised to comply with current regulatory requirements to comply with this section.

Preparation of a master plan for submittal with this application is not required since this application is for the final phases of an existing master plan originally submitted in 1991.

A master utility plan was submitted and approved in 2006. This project encompasses the final phases of the original master plan and will be constructed in two phases.

(iii) Construction schedule;

(iv) Any deviations or variances proposed pursuant to LMC 19.80.180;

RESPONSE: Not applicable - no zone changes or variances are required.

(v) Existing covenants or restrictions and easements, if applicable;

(vi) History of any previous subdivisions and short subdivisions of the property; and

(vii) Other items required pursuant to applicable portions of LMC.

RESPONSE: A narrative meeting the requirements of this section is included with this application.

(3) Plat Specifications. Preliminary plats shall be presented on a sheet or sheets having dimensions no larger than 18 inches by 24 inches and shall be drawn at a scale of one inch equals 50 feet or larger. Other scales may be used if approved by the city engineer and director. The following information shall be shown on the preliminary plat in one or more sheets:

(a) General. The following general items shall be included:

(i) The proposed name of the subdivision, together with the words “preliminary plat”;

(ii) The tract/lot designation(s) of the proposed subdivision as shown in the records of the Cowlitz County assessor, including lot numbers, section, township and range;

(iii) Date, north-pointing arrow, and scale of drawing;

(iv) Name and address of the owner(s) of the property to be subdivided, of the applicant or subdivision agent; if other than the owner, and of the surveyor and engineer; and

(v) A vicinity map sufficient to define the location and boundaries of the proposed subdivision with respect to surrounding property and streets.

(b) Existing Features. The following existing features shall be shown:

(i) Existing structures and other site improvements (parking, driveways, pedestrian/bicycle paths, etc.) and any proposed structures to remain;

(ii) Location, pavement and right-of-way widths, and names of existing public or private streets, roads or alleys within or abutting the tract;

(iii) Location and size of existing sewers, water mains and stormwater facilities;

(iv) Location of existing lot lines, easements, railroads, monuments, property markers, section lines and city boundary lines within or abutting the tract;

(v) Watercourses, ditches, areas of flooding or ponding, rock outcroppings, and trees eight inches or more in diameter measured four feet above the ground;

(vi) The names and addresses of adjoining property owners from the latest assessment rolls within 300 feet of all boundaries of the proposed subdivision, shown on the plat in relationship to the property to be subdivided or provided in a separate document;

(vii) Contour lines illustrating topography at two-foot intervals for slopes less than 10 percent and at five-foot intervals for slopes over 10 percent. Contour lines shall extend at least 100 feet beyond the boundaries of the proposed subdivision. Contours shall be relative to sea level and based on city approved datum;

(viii) All critical areas shall be shown including streams, wetlands, geological hazard areas and all associated buffers;

(ix) For subdivisions proposed in the 100-year floodplain, base flood elevation benchmarks.

(c) Proposed Features. The following proposed features shall be shown on the preliminary plat:

- (i) The boundary of the proposed subdivision drawn in a bold line;**
- (ii) Locations and dimensions of proposed streets, alleys, other public and private ways, easements, lot lines and utilities, with the purpose of easements stated;**
- (iii) Locations, dimensions and area of public and common park and other open space areas;**
- (iv) Proposed number assigned to each lot and block, with lots numbered consecutively in a block; proposed names of all streets;**
- (v) Identification of all areas proposed to be dedicated for public use, with designation of the purpose thereof and any conditions;**
- (vi) When more than one type of use is proposed, the location, dimensions and area for each type of use (such as single-family, two-family, or multifamily residential uses);**
- (vii) If the subdivision borders a river or stream, or drainage ditches the approximate mean high and mean low water elevation and the distances and bearings of a meander line established not less than 20 feet back from the ordinary high-water mark of the waterway;**
- (viii) Determination of complete application. Within 28 days after the applicant submits all of the elements of a complete application, including the necessary application fee(s), the city shall determine whether the application is complete. If the city determines that the application is not complete, the city shall notify the applicant that the application is incomplete in writing. Such notification shall describe what is necessary to make the application complete. If the applicant does not submit the information requested by the city within 90 days after notification by the city that the application is incomplete, the city may determine that the application has lapsed for lack of information. If the city determines that the application has lapsed for lack of information, the applicant may request a partial refund of the application fee. Applications shall not be processed until a determination of completeness is made.**

(4) Distribution of Plat Materials. When the director determines that the proposed preliminary plat contains the required information and supplementary data, copies of the plat shall be distributed to applicable city department, other governmental agencies and entities including, but not limited to, the: (a) assistant city manager; (b) director of public works; (c) city engineer; (d) city fire department; (e) city police department; (f) city parks and recreation director; (g) Cowlitz Consolidated Diking Improvement District No. 1; (h) public

utility district; (i) Longview School District; (j) applicable special purpose districts; (k) Washington State Department of Transportation; (l) Washington State Department of Ecology; (m) any federal, state and local agency which may have an interest in the subdivision or the properties involved; and (n) the Cowlitz Indian Tribe. The preceding agencies shall forward their comments and recommendations to the department of community development in a timely manner and the planning commission secretary shall forward any comments received from the public, public agencies or utilities to the director. The director shall consolidate the comments and recommendations into a staff report to be considered by the planning commission. (Ord. 3351 § 14, 2017; Ord. 3090 § 2, 2009).

19.80.120 Approval criteria.

(1) To grant approval of a preliminary subdivision, the applicant must demonstrate compliance with all of the following criteria:

(a) Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for transportation, water, stormwater management, erosion and sediment control and sanitary sewage disposal methods that are consistent with the city's current ordinances, standards and plans;

(b) Appropriate provisions have been made for but not limited to public health, safety and general welfare;

(c) Appropriate provisions have been made for proposed streets, alleys and public ways, utilities and other improvements that are consistent with the city's current ordinances, standards and plans, and Department of Health and/or Washington State Department of Transportation standards and plans, where applicable;

(d) Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for open space, parks, schools, dedications, easements and reservations;

(e) The design of the proposed subdivision site has taken into consideration the physical features of the site, including but not limited to: topography, soil conditions, susceptibility to flooding, inundation or swamp conditions, steep slopes or unique natural features such as wildlife habitat or wetlands;

(f) When replatting an existing subdivision, the subdivision shall comply with all of the terms and conditions of the existing subdivision's conditions of approval;

(g) Compliance with the following:

(i) State requirements including those set for in Chapter 58.17 RCW;

(ii) Longview parks and recreation plan and the Cowlitz regional trails plan;

(iii) Longview zoning ordinance;

- (iv) Cowlitz County shoreline master program;
- (v) The stormwater management requirements set forth in Chapter 17.80 LMC;
- (vi) The standards of this chapter and this title;
- (vii) The International Fire Code and other adopted code;
- (viii) Plans and specifications adopted by the public works department including those set forth in Chapter 12.50 LMC and the Longview standard plans and specifications; and
- (ix) Other plans and programs as the city has adopted;

(h) A proposed subdivision may be disapproved because of flood, inundation or swamp conditions. Construction of protective improvements may be required as a condition of approval, and such improvements shall be noted on the final plat. No plat shall be approved covering any land situated in a flood control zone as provided in Chapter 86.16 RCW without the prior written approval of the State Department of Ecology;

(i) Dedication of land to any public body, provision of public improvements to serve the subdivision may be required as a condition of subdivision approval. An offer of dedication may include a waiver of right of direct access to any street from any property, and if the dedication is accepted, any such waiver is effective. The city may require such waiver as a condition of approval. Any dedication, donation or grant as shown on the face of the plat shall be considered for all intents and purposes as a quitclaim deed to the said donor(s) grantee(s) for his/her/their use for the purpose intended by the grantor(s) or donor(s). If the plat is subject to a dedication, a certificate or separate written instrument shall contain the dedication of all streets and other areas to the public, any individuals, religious societies or corporation (public or private), as shown on the plat, and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road. Said certificate or instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the lands subdivided and recorded as part of the final plat.

(2) **Written Findings Required.** During the public hearing on the preliminary plat, the city shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and any dedications proposed. The proposed subdivision and/or dedications shall not be approved/ accepted or recommended for approval/acceptance unless the planning commission and/or city council makes written findings that the approval criteria have been met.

(3) Authority to Condition Approval. The commission and council may attach those conditions to an approval or recommendation for approval as deemed necessary to promote the public interest, safety, health and welfare, except as prohibited in this chapter or other law. The commission may recommend and the council may require that conditions of approval be listed on the face of the final plat. In order that the applicant/developer bear a fair share of the cost of repair or improvement of these affected properties, facilities and services, the commission may recommend and the council may require construction, repair, expansion, improvement or other provision of off-site improvements by the applicant. Such requirements may include but shall not be limited to dedication of land for right-of-way, resurfacing a street that provides access to a subdivision, or replacement in inadequately sized off-site utilities whose capacity will be affected by the development. For short plats, the director may establish conditions and require similar improvements as part of a conditionally approved preliminary short plat.

(4) Phasing. For phased projects, the commission shall consider the relationship between the preliminary plat and the master plan. The master plan should be used to establish appropriate modifications to the preliminary plat, conditions of approval, dedications and off-site improvements.

(5) Length of Preliminary Approval. Approval of a preliminary plat shall be effective for five years from the date of city council approval. Upon recommendation of the planning commission, the city council may grant one two-year extension provided the following criteria are met:

(a) The applicant shall request the extension in writing not less than 90 days prior to the expiration of the preliminary plat;

(b) In such written request, the applicant shall state the reasons for the request, describe progress made in installing improvements and provide a schedule for completing the final plat;

(c) The applicant shall demonstrate to the planning commission that it has acted in good faith and made substantial progress in complying with the conditions of the preliminary plat and that it would be inequitable to require the applicant to reapply for a new preliminary plat approval;

(d) In considering the grant of any extension, the planning commission may recommend the imposition of additional conditions for final approval that are consistent with city-adopted standards and policies existing at the time the extension request is considered; and

(e) Requests for extension shall be considered first at a public meeting of the planning commission. The planning commission shall then forward its recommendation to the city council. Disapproval of a request for an extension shall result in the expiration of

preliminary plat approval. Expired preliminary plats, or expired phases of preliminary plats, must be the subject of new land use applications and shall not be permitted as amendments or revisions of the original expired preliminary plat. (Ord. 3351 § 15, 2017; Ord. 3090 § 2, 2009).

19.80.130 Minimum standards.

Public improvements may be required of any subdivision and shall be installed at the expense of the owner. Unless otherwise noted, all designs shall be consistent with the Longview standard plans and specifications; provided, that if a conflict exists between two different standards, the required design shall be determined by the city engineer. The following standards within this section shall be followed in the development of all subdivisions and shall be considered minimum standards:

- (1) Streets, Curbs, Sidewalks, Alleys.** *The standards set forth in Chapter 12.50 LMC shall be met.*

RESPONSE: The construction drawings for this project will address the requirements of this section.

- (2) Stormwater management shall conform to Chapter 17.80 LMC and all other applicable statutes.**

- (a) Stormwater low impact development (LID) best management practices and site designs that minimize impervious surfaces, native vegetation loss, and stormwater runoff shall be implemented to the fullest extent practicable.**

RESPONSE: The construction drawings for this project along with the stormwater report developed in tandem to satisfy the application of the proposed project will address the requirements of this section.

- (3) Easements. The following easement standards apply:**

- (a) Utility Easements.** *Perpetual easement to utility providers for installation and maintenance of utilities shall be provided to serve each and every lot at locations deemed necessary by the utility providers. Such utilities may include sewer, water, stormwater, gas, electricity, communication lines and cables and other similar utilities. Utility easements shall be at least 10 feet in width or five feet on each side of contiguous lot lines unless otherwise approved by the city engineer. When the utility easements are needed at lot corners, the size of the easement shall be at least five feet by five feet. Additional easements for major distribution and transmission lines or*

unusual electric or communication facilities may be required where necessary. Additional easements for major distribution and transmission lines or unusual electric or communication facilities may be required.

RESPONSE: There is a twenty-five foot (25') access easement that is specific to the proposed project between lot 19 and lot 15; Sandpiper Right-of-Way (ROW) to be vacated per City's request.

- (b) *Easements for unusual facilities such as high-voltage electric transmission lines, drainage canals and similar areas shall be of such width as is determined to be necessary by the city engineer for the purpose, including any necessary maintenance roads.***

RESPONSE: There is a twenty-five foot (25') easement on lot 5 for utilities to Sandpiper.

- (c) *If a subdivision is traversed by a watercourse, such as a drainageway, channel or stream, there shall be provided a perpetual stormwater easement or drainage right-of-way conforming substantially to the seasonal high-water line of the watercourse and of such further width as will ensure protection of water-carrying capacity and access to the watercourse for maintenance of capacity. Such recorded easement or right-of-way shall be measured from the centerline of the watercourse and shall give to the appropriate authority access for the purpose of maintenance of water-carrying capacity. Such easement may not be necessary where buffers are required by Chapter 17.10 LMC. In determining the width of such easements, the city engineer shall give consideration to the requirements and recommendations of the applicable diking district in regard to the operation of maintenance equipment and the placement of spoils where appropriate. The size and nature of the district's drainage facility and the elevation and slope of the abutting upland property shall be considered in determining the minimum width required.***

RESPONSE: Not applicable. The existing drainage way in the north portion of the property will be retained within an open space tract.

(4) *Installation of Utilities.*

- (a) *All distribution laterals and primary and secondary lines and wires serving the subdivision, including those providing electric, street lighting, telephone, and cable television service, shall be placed underground. All utilities shall be installed at the lot line of each and every lot prior to acceptance of improvements and shall be constructed in the street right-of-way unless otherwise***

approved by the city engineer. The applicant shall make necessary arrangements with utility providers or other appropriate persons for underground installations. This requirement does not apply to surface-mounted transformers, switching facilities, connection boxes, meter cabinets, temporary utility facilities used during construction, high capacity transmission lines, electric utility substations, cable television amplifiers, telephone pedestals, cross-connect terminals, repeaters, warning signs or traffic control equipment.

RESPONSE: All dry utilities shall conform to the requirements of this section.

(b) Sanitary sewers and water system improvements shall be installed at the developer's expense, to serve all subdivisions, by extension of the existing city sewer and water lines and any other upgrades and improvements necessary to ensure adequate capacity. Such facilities shall be designed and sized to the satisfaction of the city engineer and shall be of sufficient capacity to accommodate the ultimate development density of all intended phases in adjacent areas.

RESPONSE: There is a twenty-five foot (25') easement on lot 5 and lot 15 for utilities.

(c) Utility installations shall be in accordance with city design standards.

RESPONSE: All utilities shall be designed and constructed to comply with this requirement.

(d) Street Lighting. Street lighting shall be included in the development of all future platting or subdivisions. Street lights shall be placed at all street intersections and at other locations designated by the city engineer. A complete street lighting system, including conduits, wiring, concrete bases, poles, junction boxes, meter base, service cabinets and luminaries, shall be installed by the developer throughout the subdivision in accordance with city standards. Light conduit shall be placed in a separate ditch unless otherwise approved by the city. The applicant shall submit plans and manufacturer technical information meeting or exceeding city of Longview standards to the city engineer and public utility district for approval of all specifications and materials used in the system.

RESPONSE: Street lighting has been designed to comply with this section and those plans and specifications shall be submitted for review and approval per this section at time of submission of complete

subdivision infrastructure engineering plans to the City of Longview Engineering Department.

- (e) ***Landscaping of Planting/Utility Strip. The developer or their successor shall be responsible for ensuring that, prior to issuance of an occupancy permit for a lot, the utility/planting strip abutting the curb adjacent to the lot is planted in grass or other approved landscaping and with street trees. The plantings shall include street trees meeting the following characteristics:***
- (i) ***Shall be at least two-inch DBH at time of planting and be spaced at approximately 30-foot intervals on center;***
 - (ii) ***Shall be centered between the curb and sidewalk;***
 - (iii) ***Shall be planted at least 20 feet from driveways, at least 20 feet from street light standards and at least eight feet from fire hydrants and sewer laterals;***
 - (iv) ***Shall be of a type, species and quantity approved by the superintendent of parks;***
 - (v) ***Shall be at least 30 feet from any corner where curb lines intersect; and shall be planted and maintained in an acceptable manner.***

RESPONSE: Applicant is proposing exemption from this requirement as this section's requirements were unable to reasonably be met within the other phases of the View Ridge PUD due to the irregular placement of utility stubs, driveways, street lighting and other obstructions. Upon examination of the preliminary plat and infrastructure design, the applicant feels a similar situation with the placement or lack of placement of street trees to satisfactorily meet this section's requirements.

- (f) ***Timing and procedure for construction of sidewalks shall be as follows:***
- (i) ***All intersection curb ramps shall be constructed with roadway infrastructure required for the subdivision;***
 - (ii) ***Sidewalks shall be constructed with roadway infrastructure required for the subdivision on all open space tracts, nonbuilding lots, and on the major street frontage of double frontage lots; and***
 - (iii) ***On building lots, construction of the sidewalk shall be done on a lot-by-lot basis, prior to issuance of a certificate of occupancy for the lot.***

RESPONSE: The proposed construction schedule for sidewalk installation will satisfy paragraphs (i) and (ii). (iii) will be satisfied via the building permit process thru the City of Longview Engineering and Building Department.

(5) Natural Features Preservation and Landscaping.

- (a) *Plats shall be designed to preserve and enhance significant natural features and resources, including but not limited to natural contours, watercourses, marshes, scenic points and views, large trees, natural groves, rock formations, and sensitive areas; to be compatible with aesthetic values of the area; and to reflect natural limitations inherent in the property.***

RESPONSE: This project preserves approximately 4.89 acres of open space on the project site.

- b) *Plats shall be designed to minimize impacts on adjacent properties and on off-site or citywide public facilities and services, such as streets, drainage ways and storm sewers.***

RESPONSE: The proposed plan is compatible with the properties adjacent to the project site. The proposed project provides lot layouts consistent in density and size to be compatible with adjacent properties and provides additional buffering with open space on the northeastern corner of the property

- (c) *Plats shall be designed to preserve to the extent possible significant trees as defined by Chapter 19.09 LMC and as more specifically set forth in this section. When the preservation of at least 20 percent of significant trees, inclusive of those found in preserved critical area buffers and open space or recreation tracts, is deemed not feasible, the applicant shall mitigate for the loss of tree canopy by incorporating additional landscaping, tree plantings and/or buffer enhancements (if applicable) or through other means as approved by the city. Significant trees that will remain on site shall be protected during construction through the use of fencing, rock wells and other means that provide protection corresponding to the drip line of the tree(s), which is the vertical projection of the foliage at its greatest circumference. Assurances shall be provided to ensure the long-term protection of significant trees, or trees planted as mitigation, via notations on the final plat and within recorded covenants. Exemptions may be included to allow removal of those trees deemed dangerous or hazardous to public health, safety and welfare by a professional arborist.***

RESPONSE: The large lots and significant amount of open space will help preserve trees and provide natural buffers. This project preserves approximately 4.89 acres of open space on the project site.

(d) Screening shall be implemented as follows:

(i) Fences, hedges or landscaping buffer strips may be required by the city to separate commercial and industrial zoning districts from residential districts or uses in conformance with the zoning ordinance standards;

RESPONSE: This project lies within the interior of abutting subdivisions and therefore does not require buffer strips.

(ii) In the case of residential subdivisions abutting major arterials, the applicant shall provide a buffer strip a minimum of 10 feet wide along the lot line abutting the arterial. Hedges or trees shall be planted in the buffer strip of a height that will become a solid, effective sight screen within three years, unless existing vegetation provides substantial screening;

RESPONSE: The design for this project incorporates an open space tract along the northeast corner of the project which abuts Columbia Heights Road. The vegetation in this zone will remain undisturbed, with the exception of utility construction, so as to meet the buffering requirements of this section.

(iii) Fencing may be required to limit access to areas that may be hazardous to the public, including stormwater detention ponds and facilities. Landscaping shall be required along the perimeter of the fence and may include a mix of trees and shrubs; and

RESPONSE: Any fencing required will be addressed in the construction drawings submitted for approval.

(iv) Native vegetation and soil should be used to minimize the need for irrigation and pest control.

RESPONSE: This section does not apply to this proposed project.

(6) Pedestrian/Bicycle Ways in and through Residential Subdivisions. In blocks over 800 feet in length, a pedestrian/bicycle way with a minimum width of 15 feet may be required through the middle of the block. The pathway shall be paved using materials accepted by the city engineer. If unusual conditions require blocks longer than 1,200 feet in length, two pedestrian/bicycle ways shall be required. Pedestrian ways may also be required to connect cul-de-sacs or to pass through

unusually shaped lots to provide for public convenience (e.g., direct route to school, etc.), safety and circulation.

RESPONSE: The section does not apply to the proposed project.

- (7) Subdivision and Street Naming.** *Subdivision names shall not duplicate or too closely approximate phonetically the name of any other subdivision within the Longview area, except that in the case of successive subdivisions of a phased development, plats may be differentiated in name by sequential numbering or by direction (north, south, etc.). Streets having the same name except for "Court," "Lane" or other suffix shall be deemed duplicative and not permitted. Names of new streets running on a line with an existing street but separated by a park or barrier may duplicate the name of the existing street; provided, that a prefix indicating direction from the park or barrier is attached to the new street's name. The city council shall have the right to rename subdivisions and streets.*

RESPONSE: The proposed name of this subdivision is in compliance with this section. The streets will be named in accordance with the guidelines herein.

(8) Lots or Parcels.

- (a)** *Each lot shall be provided direct access by means of minimum frontage on a dedicated and improved public street.*
- (b)** *The minimum size of any lot or parcel of property within a subdivision shall conform to the standards of this title unless otherwise approved pursuant to this title.*
- (c)** *Residential lots which have street frontage along two opposite boundaries shall be discouraged, except for reverse-frontage lots which are essential to provide separation to residential development from primary traffic arterials or collectors or to overcome specific disadvantages of topography and orientation. For such lots there shall be an easement or other restriction in favor of the appropriate governmental entity at least 10 feet wide along the lot lines abutting said primary arterial across which there shall be no right of access may be required.*
- (d)** *Insofar as practicable, side lot lines shall be at right angles to straight street lines and radial to corner street lines. Placing adjacent lots at right angles to one another shall be avoided where possible.*

- (e) *Residential subdivisions should be designed so that individual lots or parcels do not require direct vehicular access to arterial streets and that direct access to collector streets is minimized.*
- (f) *Where lots are more than double the minimum lot size required for the zone, the city council may require that the subdivision be designed to accommodate future subdivision and the opening of future streets and expansion of existing streets. The city may also require that a subdivision's street network be designed to accommodate future growth on adjacent properties in support of greater connectivity and a more efficient transportation network.*
- (g) *Lots shall be laid out to provide drainage away from all buildings, and individual lot drainage shall be coordinated with the storm drainage pattern for the area. Drainage shall be designed to avoid concentration of stormwater from one lot to an adjacent lot.*

RESPONSE: The design of the lots and parcels within the preliminary plat meets the requirements of this section.

(9) Blocks.

- (a) *Length. In general, blocks shall be as long as is reasonable and consistent with the topography and the needs for convenient access, circulation, control and safety of street traffic and the type of land use proposed. The block length shall not ordinarily exceed 800 feet or be less than 400 feet; provided, that the city may approve an alternative design.*

RESPONSE: The lengths of all blocks are designed to comply with this section.

- (b) *Width. Except for reverse-frontage parcels or when topographic conditions do not permit, the width of blocks shall ordinarily be sufficient to allow for two tiers of lots of depths consistent with the type of land use proposed. This width shall normally be not less than 200 feet for the sum of two lot depths.*

RESPONSE: The design of the project generally does not permit blocks of lots and/or parcels; however, where such blocks of lots exist, the width of the blocks have been designed to comply with this section.

- (c) *Intersecting streets shall be so laid out that blocks shall not be more than 800 feet in length between rights-of-way for local access street only. In the case of long blocks or oddly shaped blocks and to facilitate pedestrian access to parks, playgrounds, open space or schools, the applicant may be required to*

construct pedestrian and bicycle easements of not less than five feet in width on a dedicated right-of-way or perpetual unobstructed easement of not less than 15 feet in width, to extend through the block(s) at location(s) deemed necessary. Widths of blocks shall be such as to allow two rows of lots, except that blocks along the perimeters of a plat may have one row of lots.

RESPONSE: The design of the streets within the proposed project comply with this section.

- (d) *Blocks intended for commercial and industrial use shall be designed specifically for such purposes, with adequate space provided for off-street parking, loading and delivery.***

RESPONSE: This section is not applicable to the proposed project.

(10) *Park and Recreation Improvements.*

- (a) *The planning commission and city council shall review the need for park and/or trail development when reviewing preliminary subdivision applications and may require the developer to dedicate land for park development as a condition of approval in accordance with this title. For the purposes of this chapter, the term “park” shall also include trails. Applicant-paid park improvements shall be constructed per the plat conditions. As agreed to by the city, a fee-in-lieu of park land dedication proposal may be considered in accordance with RCW 82.02.020 and such fee shall be paid prior to final plat approval, unless otherwise authorized by the city. The location and characteristics of land dedicated for park and recreational purposes shall follow these standards:***

- (i) *The area proposed for park dedication may be located either within or outside the boundaries of the property described in the subdivision, but must either be adjacent to an existing or proposed city park site or within the same park service area in which the subdivision is located. Park service area is considered to be within one-half mile of the subdivision for which it is required;***
- (ii) *The area proposed for park dedication shall have characteristics and location which make it suitable for future inclusion into the city parks system, as determined by the director of parks and recreation;***
- (iii) *With the approval of the director, the area proposed for park dedication or portion thereof may contain valuable or***

sensitive environmental features, preservation of which is consistent with the city's comprehensive plan and/or parks and recreation plan;

(iv) All lots within the subdivision for which park dedication is required shall have legal and convenient access to the area proposed for park dedication, at the time of final plat approval; and

(v) The topography, soils, hydrography and other physical characteristics of the area proposed for park dedication shall be of such quality as to allow the development of community or neighborhood parks, or to create a flat, dry, obstacle-free space on at least 90 percent of the total required area in a configuration which allows for active recreation, shall have no known safety hazards, and shall have no known physical problems such as the presence of hazardous waste, pipeline of power easements, drainage, erosion, or flooding that the director of parks and recreation determines would cause inordinate demands upon public resources for maintenance and operation of the property to be dedicated to the city. Park sites should also be located so that persons living within the service area will not have to cross a major arterial street to get to the site.

(b) Minimum Size of Land Dedicated for Park Purposes. Applicants who dedicate open space for park land pursuant to this chapter shall dedicate at least seven acres per 1,000 population generated by the proposed subdivision. This requirement is based on the level of service (LOS) standards adopted per the Longview park and recreation plan for needs of a neighborhood park including but not limited to such amenities as play equipment, athletic areas such as baseball/softball diamonds, soccer/football fields, volleyball courts, hard surface areas such as tennis courts, basketball courts, in-line skating rinks, picnic areas, walk/trail systems, restrooms, natural areas, open spaces and buffer zones. The formula for determination of the required minimum park dedication shall be:

(i) Single-family dwelling use districts and subdivisions of land zoned higher density where up to fourplexes are proposed shall provide .0168 acres of park area per permitted dwelling unit within the plat, based on an average of 2.4 persons per household and desired park land ratio of seven acres per 1,000 people for neighborhood parks per the Longview park and recreation plan;

- (ii) Developments consisting of multifamily dwellings shall provide park areas consistent with the standards set forth in Chapter 19.20 LMC;*
- (iii) Linear trails shall be designed as approved by the director of parks and recreation or their designee. Total trail area improved and/or dedicated may be less than the area standards above, as approved by the city.*
- (c) Final Plat Approval Conditioned upon Park Land Dedication. When approval of the final plat of a subdivision is conditioned upon the dedication and/or improvement of land for park/trail purposes, the final plat shall not be approved or recorded until the director of parks and recreation has determined in writing that any land to be dedicated is shown on the face of the final plat, or in a deed conveying the land to the city which has been recorded with the Cowlitz County auditor's office or the instrument conveying the land to the city has been transmitted to the city council for acceptance of the dedication by ordinance.*

RESPONSE: The project does not propose to include any dedicated park land.

- (11) Model Homes. Upon the filing of a final plat of a residential subdivision containing 20 or more single-family lots, in accordance with LMC 19.80.150, in districts that are designated as R-1 or in the portions of planned unit developments that are designated as R-1, a subdivider (as such term is defined in LMC 19.09.630), who retains the ownership of not less than 85 percent of all of the lots therein, and whose business includes the construction of single-family dwellings for sale to others, may erect, maintain and operate a model home or model homes within said plat for the purpose of displaying said model home or model homes and for the sales of lots and contracting for the construction of homes for purchasers within said plats, subject to the following conditions:*
 - (a) All model homes shall meet all district requirements for lot and yard dimensions;*
 - (b) Model homes shall not be occupied for residential purposes, and any certificate of occupancy shall be temporary in nature and shall state that said model homes may be used only for a period of not to exceed 24 months following the date of issuance of a building permit, and may not be occupied as a residence until the issuance of a permanent certificate of occupancy by the building official;*

- (c) Use of such model homes for the purposes permitted by this section shall be discontinued within 24 months after the issuance of a building permit for construction thereof;**
- (d) Such model homes shall not be used as a means to sell lots, or dwelling houses located outside the plat;**
- (e) Such model homes shall not be used for any business activity between 9:30 p.m. and 9:00 a.m.;**
- (f) No banners, balloons or advertising signs on awnings shall be permitted. No more than two identifying signs shall be allowed at each model home and shall not interfere with right-of-way or public safety. All model homes shall be constructed, painted and decorated so as to blend in with surrounding properties, and no signs at the location of any model home shall be permitted advertising any business other than the subdivider and/or the sales agency representing the subdivider. Such model home signs shall be limited to one at each model home, not exceeding 12 square feet in area and not exceeding 42 inches above the level of the sidewalk. Such signs shall be removed prior to occupancy of the model home or when 75 percent of the lots within the subdivision have been sold, whichever occurs first. Such sign may not be illuminated;**
- (g) No more than one model home may be maintained for each 20 lots that are owned and offered for sale by the subdivider; provided, however, that the subdivider may reduce his, her or its ownership of the lots within the plat to less than 20 lots and to less than 85 percent of the lots within the plat by sales of lots therein without loss of the privilege of maintaining a model home;**
- (h) The privilege to maintain a model home may be granted to a subdivider or developer other than the original subdivider if such successor subdivider or developer is the owner of 20 or more adjoining vacant lots within the plat;**
- (i) Such model home may be used for displays and sales, and may be temporarily constructed in such a manner as to be incomplete as a dwelling house suitable for habitation and not in conformance with the requirements of the building code as a dwelling house, and driveways and sidewalks may be omitted therefrom; provided, however, that prior to the issuance of a permanent certificate of occupancy, said model home shall be altered or modified to comply with said building code in all**

respects and all required driveways and sidewalks shall be constructed;

- (j) Sales and displays in such model homes may be conducted and presented by agents and/or employees of the subdivider or developer, or by others not employed by the subdivider or developer; provided, however, that no business activities conducted within or at the site of any such model home shall include products, commodities, or materials not delivered to and installed as a part of a dwelling house within the plat or of land situated outside the plat;*
- (k) A new subdivision or residential development of 20 lots or more shall be allowed one temporary sign not to exceed 32 square feet in area and 10 feet in height to be located only on a vacant lot owned by the developer of the subdivision at or near the primary entrance to the subdivision or development. Such sign shall only advertise or market the subdivision in which it is placed. Such sign shall be removed when 75 percent of the lots are developed, or no later than 24 months from final plat approval, whichever occurs first. Such sign shall not be illuminated nor located within 50 feet of any property line of an existing residence. One temporary sign identifying an engineer, architect, contractor, bank, or other professional service engaged in or used in the construction of a home or a utility within the subdivision may be erected on a lot within the subdivision when construction commences on that lot, provided such sign does not exceed eight square feet in area and 36 inches in height. Such sign shall be removed prior to occupancy of the structure or when construction of that lot is substantially complete. Such sign shall not be illuminated, nor located within 50 feet of any property line of an existing residence.*

RESPONSE: This section is not applicable to the proposed project.

- (12) Subdivisions – Less Than 20 Lots. A new subdivision or residential development of less than 20 lots and of four lots or more shall be allowed one temporary sign not to exceed 32 square feet in area and 10 feet in height to be located only on a vacant lot owned by the developer of the subdivision at or near the primary entrance to the subdivision or development. Such sign shall only advertise or market the subdivision in which it is placed. Such sign shall be removed when 75 percent of the lots are developed, or no later than 24 months from final plat approval, whichever occurs first. Such sign shall not be illuminated nor located within 50 feet of any property line of an existing residence. One temporary sign identifying an engineer, architect, contractor, bank, or*

other professional service engaged in or used in the construction of a home or a utility within the subdivision may be erected on a lot within the subdivision when construction commences on that lot, provided such sign does not exceed eight square feet in area and 36 inches in height. Such sign shall be removed prior to occupancy of the structure or when construction of that lot is substantially complete. Such sign shall not be illuminated, nor located within 50 feet of any property line of an existing residence. (Ord. 3351 § 16, 2017; Ord. 3090 § 2, 2009).

RESPONSE: This section is not applicable to the proposed project.

19.80.140 Master plan – Phasing.

- (1) A master plan shall be submitted with the preliminary plat when a tract is to be developed in successive phases. The master plan shall be on an individual sheet or sheets not larger than 22 inches by 34 inches separate from the preliminary plat and drawn to a convenient scale. The purpose of the master plan shall be to indicate how the design and particularly the circulation pattern of the proposed preliminary plat relate to and would be coordinated with possible development plans on adjoining property and what the effects of the total development may be. The master plan shall be used as a nonbinding guide when later phases are proposed. A preliminary plat approved by the city which was not submitted for phased development shall not be broken into phases at the time final approval is sought unless the approved preliminary plat is modified in accordance with this title. The following information shall be shown on the master plan:**
 - (a) Name.** The name of the entire development together with the words “Master Plan”;
 - (b) Description.** Location of property by lot numbers, section, township, range, donation land claim, graphic scale, north pointing arrow;
 - (c) Phase identification.** Each phase, including the phase for which immediate subdivision approval is sought, shall be clearly identified by numbering or other means that indicates the probable order in which the phases will be developed;
 - (d) Owners and other persons.** Name and address of the legal owner(s) of the property of the applicant or subdivision agent in other than the owner, and of the persons responsible for design, surveying and engineering of the immediate phase;
 - (e) Immediate phase detail.** The phase for which immediate subdivision approval shall be shown in detail;
 - (f) Future phase detail.** Detail for future subdivision phases shall be as follows:

- (i) Location of existing lot lines easements railroad and utility rights-of-way, watercourses, and wooded areas;
- (ii) Location and names of all existing or platted streets and other public ways within or immediately adjacent to the future phases;
- (iii) Approximate lot sizes and uses of property adjoining the master plan site;
- (iv) Location and sizes of existing sewers, water mains, and culverts within and immediately adjacent to the future phases;
- (v) Location of existing buildings within and immediately adjacent to the future phases;
- (vi) Approximate topography, with arrows showing direction of incline or rough contour lines;
- (vii) Approximate location of proposed streets, trails and crosswalks through blocks;
- (viii) Approximate lot lines or an indication of the number and general locations of proposed lots; and
- (ix) Approximate location, dimension, area and proposed use of parcels to be set aside for public or common parks and other open space. (Ord. 3090 § 2, 2009).

RESPONSE: The original Master Plan of the View Ridge PUD was approved in 1991, and an updated and approved Master Utility Plan was approved in late 2006. The updated and approved Master Utility Plan included the utility plan for this proposed project verbatim in its entirety.

OTHER CONCERNS

The applicants are proposing the vacation of Sandpiper Boulevard from City View Boulevard north to Columbia Heights Road. The dedicated right-of-way was never constructed and thus serves no purpose other than for extension or provision of utilities from City View Boulevard to Columbia Heights Road. This item was discussed in the preapplication conference. The vacation would provide any necessary easements for existing or future utilities through the former right of way.

19.66.070 Minimum Open Space Requirements.

- (1) A minimum of 20 percent of the total area of the PUD shall be devoted to open space, which may include recreation amenities and community area. At least half of the required open space (e.g., 10 percent of the overall site) must be suitable for recreational use and shall be in addition to open space set aside as part of a traditional subdivision or development due to critical area buffers, topography and other similar

limiting factors. Development and improvement of recreational facilities and amenities shall be the responsibility of the applicant and may be required as a condition by the city.

- (2) Open space, playground or recreational areas shall be available for use by residents of such PUD, and the general public if the area is dedicated to the city, and shall consist of land area within the boundaries of the PUD upon which no structures (other than playground and recreational structures) are to be erected. Open space may be conveyed to the city as approved, placed in a conservation easement, conveyed to a homeowners' association, or other acceptable means as determined by the director. The city is not obligated to accept land dedications and may require that open space and recreational areas be owned and maintained privately.

RESPONSE: The original Master Plan of the View Ridge PUD provided open space to comply with this section. Furthermore, the applicant is providing a tract of open space to comply with the intent of the original Master Plan.

- (3) That portion of the PUD that is to be dedicated to the city and used for public park purposes shall be determined and dedicated in accordance with LMC 19.80.130 and RCW 82.02.020. A fee-in-lieu of land dedication may be approved by the city. Improvements shall also be made as specified by the city. Plans for development, use, maintenance and operation of open space, playground and recreational areas of a PUD shall be coordinated with the proposed plans for public park development, use, maintenance and operation of the city department of parks and recreation. (Ord. 3089 § 4, 2009; Ord. 3033 § 2, 2007).

RESPONSE: This project does not propose to provide area for public park purposes.

19.66.090 Preliminary approval criteria.

Planned unit developments shall be given preliminary approval, including preliminary approval subject to conditions, upon finding by the city that all of the following have been met:

- (1) The proposed PUD conforms to:
- (a) All provisions of the city's development code and engineering design standards not proposed for modification in accordance with LMC 19.66.050;
 - (b) All provisions of the city's critical area ordinance; and
 - (c) All other applicable city standards as set forth in the Longview Municipal Code and all state or federal regulations, except those city standards proposed for modification;

- (2) Approving the proposed PUD will serve the public use and interest and adequate provision has been made for the public health, safety, and general welfare;
- (3) The subject site is physically suitable for the type, density and intensity of the use being proposed and will not result in a significant adverse environmental impact that cannot be mitigated by reasonable mitigation measures;
- (4) The proposed PUD will be superior to or more innovative than conventional development without additional probable significant adverse impact to public health, operation and maintenance of city facilities and utilities, safety or the environment, than available through the use of conventional development standards. The proposed landscaping, open space and recreational features are superior to that normally required by the city as part of a standard subdivision or development;

RESPONSE: The proposed development of the property was included as part of the View Ridge Estates No. 2 PUD and has been found not to be detrimental to public welfare and to be in keeping with the general intent of both section 19.80 and 19.66 of the Longview Municipal Code.

- (5) Proposed structures, uses and roads shall be located to minimize disturbance to natural features;

RESPONSE: The project design complies with this section.

- (6) Open space shall be clearly identified and shall protect natural features including critical areas designated and regulated by Chapter 17.10 LMC, other significant natural or cultural features identified, and passive and active recreational areas;
- (7) The open space within the PUD is integrated into the design and the open space provided is in excess of what would be required as part of a standard subdivision or development due to critical areas and other constraints in accordance with LMC 19.66.070;

RESPONSE: The project design complies with this section.

- (8) The perimeter of the PUD shall be appropriate in design, character and appearance with the existing or intended character of development adjacent to the subject property;

RESPONSE: The proposed project provides lot layouts consistent in density and size to be compatible with adjacent properties and provides additional buffering with open space on the northeastern corner of the property.

- (9) Open space and park and recreational areas must be dedicated to the city or otherwise held in common with provisions set forth for perpetual maintenance;

RESPONSE: No public park land is proposed on the project site.

- (10) The plan for the proposed development shall present a unified and organized arrangement of buildings, service facilities, public or private parkland and open spaces which are consistent with this chapter and are not substantially detrimental to surrounding properties;

RESPONSE: The propose plan is compatible with the properties adjacent to the project site.

- (11) Required open space, playgrounds and recreational areas, including land dedicated as public parks, shall be permanently designated in the restrictive covenants of the proposed subdivision or development, and shown on the PUD site plan and preliminary subdivision map. The manner in which open space, playground and recreational areas not dedicated to the city are to be maintained shall be indicated with appropriate assurances provided, which may include the formation of a homeowners' association;

RESPONSE: The applicant has provided or will provide complete plans for the development of the project site. The applicant has included copies of the homeowners' association articles and bylaws.

- (12) Areas proposed for public park land and dedicated to the city shall be reviewed by the parks and recreation department and shall be accessible for use by all residents of the city;

RESPONSE: No public park land is proposed on the project site.

- (13) In approving a PUD, the city may impose conditions to carry out the above criteria and the intent of this chapter. (Ord. 3033 § 2, 2007).

19.80.490 Impact on environs.

Plats shall be designed to minimize impacts on adjacent properties and on offsite or city-wide public facilities and services, such as streets, drainage ways, and storm sewers. (Ord. 2176 § 1, 1984).

RESPONSE: The project will include an open space buffer at the north edge of the property, and the lot sizes are consistent with the contiguous neighborhoods. A detention retention pond will be placed in the open space buffer on the northeast corner of the project site. Said detention facility will be dedicated to the City of

Longview pursuant to their requirement. Streets have been designed to minimize traffic impacts to adjacent streets.

19.80.500 Soil and geologic reports - Effect on plat design.

- 1. So that plat design reflects natural limitations and hazards inherent in the property, information from geologic reports shall be used in the design and review of plats for determining areas most appropriate for roads, building foundations and utilities. (Ord. 2176 § 1, 1984).**

RESPONSE: The slope and stability map from the Longview Comprehensive plan shows the majority of the site is considered stable and has slopes ranging from 9-30 percent. Some steeper slopes are indicated as possibly existing on-site, but are essentially avoided by the master plan and preliminary plat. Contours generated by an actual on-site field topographic survey assisted in designing street and lot locations to ensure the most appropriate areas for development were being utilized and questionable areas avoided.

- 2. Corner lots shall have such extra width as will permit the establishment of building lines on both streets.**

RESPONSE: Corner lots have been designed to comply with this section.

- 3. Where possible lots and streets shall be designed so that no residential property has direct driveway access to a major arterial. Direct driveway access to minor arterials and collectors shall be minimized.**

RESPONSE: All lots will be accessed from the interior street which connects with Gibbs Lane on the west and City View Blvd on the south east of the site.

- 4. The design and layout of subdivision lots should allow for buildings to be oriented to take advantage of solar radiation for space and water heating. The most preferable orientation of lots is to have the long axis (or greatest lot dimension) run within 20 degrees of true south.**

RESPONSE: The majority of the lots of this project have their long axis such that they comply with this section; however, due to the unique site characteristics of the property, the balance of the lots cannot completely comply with this orientation. This should not prevent

buildings from being located such to take advantage of solar radiation.

- 5. Where practical and where it would not conflict with subsection (4) above, lots shall be at right angles to the straight street lines or radial to curved street lines. Adjacent lots at right angles to one another is to be avoided.**

RESPONSE: The subdivision design complies with alignment of the lots to the streets per this section, but complete avoidance of subsection (4) above is not possible due to the physical limitations and constraints of the project site.

- 6. Lots shall be laid out to provide drainage away from all buildings, and individual lot drainage shall be coordinated with the storm drainage pattern for the area. Drainage shall be designed to avoid concentration of storm water from one lot to an adjacent lot. (Ord. 2176 § 1, 1984).**

RESPONSE: The design of the subdivision complies with these requirements.

19.80.580 Block design.

- 1) The width of blocks shall be such as to allow two tiers of lots, of the same size unless exceptional conditions are impracticable as determined by the commission.**

RESPONSE: The project cannot accommodate block design per this section due to the physical site constraints such as topography, slopes and other natural features.

- 2) Intersecting streets shall be laid out so that blocks between street lines shall not be more than 1200 feet in length, except when determined by the commission that extraordinary conditions unquestionably justify a departure from this maximum.**

RESPONSE: Because the site layout cannot comply with section (1) above, compliance with this section is likewise limited. Distances to intersections, however, are less than 1,200 feet in length.

- 3) If a distance greater than 1,200 feet is recommended between street lines, the commission may require at or near the middle of the block a pedestrian way not less than 15 feet in width for foot traffic. (Ord. 2176 § 1, 1984).**

RESPONSE: This section is not applicable to the current site design.

19.80.590 Street and right-of-way design - General.

- 1) Use of curvilinear streets, cul-de-sacs, and U-shaped streets shall be encouraged in residential subdivisions to avoid conformity of lot appearance and to discourage through traffic.**

RESPONSE: The project design complies with this section.

- 2) Streets shall be related appropriately to the topography and shall follow the more gradual natural contours of the land.**

RESPONSE: The design of the subdivision complies with this section.

- 3) Names of streets proposed for developments shall be approved by the street naming and numbering committee prior to preliminary plat approval. The committee shall consist of representatives from the city community and economic development department, city fire department, city police department, county planning agency, and central dispatching agency. The committee shall submit recommendations to the planning commission prior to its approval of the preliminary plat.**

RESPONSE: Proposed street names will be submitted at final plat.

- 4) Streets shall be designed so as to provide for continuation of principal streets in adjoining subdivisions and where appropriate to allow for future opening of streets to possible adjoining subdivisions. In no case shall proposed streets extend existing streets at less than the width of the existing streets.**

RESPONSE: The proposed design of the subdivision interior roads connects Overlook PUD to the west with View Ridge Estates 1A to the southeast. Connections to the north and to the east are not possible due to the presence of the proposed open space to the north and an undevelopable tract of land to the east.

- 5) The number of intersections of local and collector streets with minor and major arterials shall be minimized.**

RESPONSE: The project proposes one intersection to Gibbs Lane to the west and one intersection with City View Boulevard to the south east.

- 6) Where residential subdivisions abut a major arterial, the subdivider shall provide a buffer strip a minimum of 10 feet in width along the property**

line abutting the arterial. The buffer strip may or may not be dedicated and shall be improved in accordance with LMC 19.80.710. If not dedicated, the strip shall be designated on the plat as follows: "This strip is reserved for screening. The placement of any structure hereon is prohibited." (Ord. 2774 § 1, 2000; Ord. 2176 § 1, 1984).

RESPONSE: The project does not abut a major arterial.

19.80.600 Minimum widths.

Minimum standards for width (in feet) or street right-of-way, pavement (measured from curb face to curb face), utility/planting strips, and sidewalks shall be as specified in the following table:

Table 1
Minimum Width Standards for Street Right-of-Way Improvements

Street Class ¹	Right-of-Way ²	Curb to Curb ²	Parking Strip	Sidewalk
Primary Arterial	100 feet	60 ± feet		
Secondary Arterial	80 feet	44 feet		
Commercial Access	60 feet	36 to 40 feet	variable	
Residential Access	60 feet	32 feet	variable	4 feet
Residential Collector	60 feet	36 to 40 feet	variable	4 feet
Commercial Alleys	20 feet	20 feet	variable	
Residential Alleys	20 feet	14 feet	variable	

¹Authority to determine the class of a specific street shall be with the city engineer.

²Additional right-of-way and pavement width may be required to allow parking, turn lanes and median strips. Additional right-of-way or easements may be required for cut or fill embankments. (Ord. 2176 § 1, 1984).

RESPONSE: The project design complies with the minimum standards as set forth in this section.

19.80.610 Cul-de-sacs.

- 1) Permanent dead-end streets shall terminate with a turning circle, which may or may not include a planting circle in the center, and shall meet the following minimum standards:

- a) Maximum length from center of turning circle to center of intersection shall be 400 feet.
- b) Right-of-way width shall be 60 feet in residential areas and secondary arterials shall be 80 feet in commercial and industrial areas.
- c) Radius of a right-of-way in the turning circle shall be 50 feet in residential areas and 75 feet in commercial and industrial areas.
- d) Radius of pavement surface in the turning circle shall be 40 feet in residential areas and 60 feet in commercial and industrial areas.
- e) Utility/planting strips and sidewalks shall be required according to city engineering standards for residential areas and secondary arterials standards for commercial and industrial areas. (Ord. 2176 § 1, 1984).

RESPONSE: The proposed design complies with this section.

19.80.620 Grade of streets.

Street grades shall not exceed seven percent for arterials. Collector and local street grades should not exceed 10 percent whenever possible and shall not exceed 15 percent. Long sweeps of grade of more than 10 percent shall be avoided. All streets shall have a grade of at least 0.20 percent at the gutter. Intersections shall be designed with a flat grade whenever possible. In hilly areas, a leveling area of a distance acceptable to the city engineer shall be provided at the approach to intersections. A variance application may be sought if compliance with the above required grades cannot be met. The city engineer and planning commission may determine if such a variance is appropriate due to topographical conditions. (Ord. 2176 § 1, 1984).

RESPONSE: The proposed design of the roads complies with the requirement of this section.

19.80.630 Intersections.

Street intersections shall be as nearly at right angles as possible and should not have an acute angle of less than 80 degrees. Intersections of local and collector streets with arterials shall be no closer than 1,000 feet apart from centerline to centerline. Proposed new intersections along one side of an existing street shall coincide, whenever possible, with any existing intersection on the opposite side of such street. Curbs at intersections shall be rounded by an arc having a minimum radius of 15 feet for local streets and alleys, 20 feet for collectors and 25 feet for arterials. (Ord. 2176 § 1, 1984).

RESPONSE: The project design for street intersections complies with the requirement of this section.

19.80.640 Curves.

Where a deflection angle of more than 10 degrees occurs in the alignment of a street, a simple curve of reasonably long radius shall be designed subject to the approval of the city engineer. Acceptable centerline radii of curvature shall be determined by the city engineer but no radius shall be less than 150 feet. (Ord. 2176 § 1, 1984).

RESPONSE: The design of the interior streets meets the requirements of this section.

19.80.650 Sidewalks, curbs and gutters.

All subdivisions shall provide sidewalks, curbs and gutters. The design of said walkway shall meet the approval of the city engineer and planning commission. (Ord. 2176 § 1, 1984).

RESPONSE: The design of the subdivision complies with the requirements of this section.

19.80.660 Street lighting.

Street lighting shall be included in the development of all future platting or subdivisions. Street lights shall be placed at all street intersections and at other locations designated by the planning commission. (Ord. 2176 § 1, 1984).

RESPONSE: The subdivision design will incorporate street lighting as required.

19.80.670 Railway separation.

Where a railway grade crossing is involved, the plan of the subdivision will be considered with reference to the probability of a future grade separation or other treatment of the crossing, and the platting may be required to conform to preliminary general plans of such grade separation. When the subdivision is adjacent to a railroad right-of-way and the topography or zoning plans indicate that such property will be used for industrial purposes, highways running in the same general direction will be required to be as nearly parallel with such right-of-way as practical and at least one lot depth distant therefrom. (Ord. 2176 § 1, 1984).

RESPONSE: This section is not applicable.

19.80.680 Conservation measures.

In an effort to maximize energy conservation and provide for alternative energy sources, subdividers should be encouraged to utilize the following guidelines where economically feasible:

- 1) The development should place highest densities on south-facing slopes. Lower densities should be sited on north-facing slopes. Development of north slopes should be minimized.

RESPONSE: The balance of this project is on north facing slopes and due to the topography, this is really the only option for lot layout.

- 2) Streets should be oriented on an east/west axis to the greatest possible extent. Orientation can vary up to 20 degrees from this axis. Topography shall be considered in variation from this guideline.

RESPONSE: The interior street is aligned generally to an east-west axis along the contours of the property.

- 3) Lots should be oriented with their greatest dimension north and south to the greatest extent possible. Orientation of the north/south axis should vary no more than 20 degrees from the north/south axis. (Ord. 2176 § 1, 1984).

RESPONSE: The majority of the project site is limited by natural features and topography which limits the ability to align the long axis of the lots along the north south orientation. Most lots are large enough, however, to allow the homes on these lots to be oriented to take advantage of solar radiation.

REQUIRED IMPROVEMENTS

19.80.690 Drainage system.

- 1) A drainage system connecting to drainage ways or storm sewers outside the subdivision and satisfactory to the city engineer shall be required in all subdivisions.
- 2) The drainage system shall be adequate to contain a 10-year storm without ponding on private property except within drainage easements. In the calculation of system needs, a

fully developed drainage basin upstream from the subdivision shall be assumed so that potential runoff of upstream areas can be accommodated.

- 3) The drainage system shall include underground stone sewers in the street rights-of-way. Storm sewer location shall conform to the standard utility location plans. Installation shall conform to requirements of the city engineer and to the current APWA Standard Specifications.
- 4) Ditches and pumps may be required in any low-lying areas, water retention basins in uphill areas, and such additional devices necessary to accommodate existing runoff plus drainage within the subdivision.
- 5) The subdivider may be required to replace or make improvements to storm sewers and other drainage systems off the subdivision site.
- 6) Calculation of the storm drain system and pumping capacities shall be submitted to the city engineer for approval. Such approval shall be contingent upon review and approval by the diking engineer where C.D.I.D. No. 1 facilities are involved. (Ord. 2176 § 1, 1984).

RESPONSE: The storm drainage for the site has been designed to meet these requirements.

19.80.700 Clearing, grubbing, grading.

- 1) Prior to initiation of construction in street or crosswalk rights-of-way, the construction area shall be cleared and grubbed in accordance with the current APWA Standard Specifications.
- 2) Prior to the city's acceptance of improvements, all land to be developed in the subdivision shall be cleared and grubbed of downed trees, snags, brush, rocks, roots, rubbish, and other debris and holes created by grubbing suitably filled with material other than the debris.
- 3) Where a street intersection involves cut embankments or vegetation inside a lot corner that may create a traffic hazard by limiting visibility, the subdivider may be required to cut such ground or vegetation in connection with the grading of the right-of-way to provide an adequate sight distance. (Ord. 2176 § 1, 1984).

RESPONSE: Site clearing, grubbing and grading will be carried out according to approved construction drawings, which will meet the requirements of this section.

19.80.710 Landscaping - Cut and fill embankments.

Cut and fill embankments for streets shall be seeded to provide a soil-holding vegetative cover or otherwise protected against erosion. The soil conservation service should be consulted on appropriate erosion control methods. (Ord. 2176 §1,1984).

RESPONSE: These site preparation requirements will be implemented in the project's approved erosion control and grading plans.

19.80.720 Tree planting.

The subdivider will provide trees of a low-growing, ornamental type acceptable to the city engineer and the parks director to be planted in the utility/parking strips that abut the curb (does not apply to utility strips located outside the sidewalk under the integral curb and sidewalk design option of local streets in single-family areas). The following standards shall apply. Trees:

- 1) Shall be at least six feet in height at time of planting;
- 2) Shall be centered between the curb and sidewalk;
- 3) Shall be at least 30 feet from any corner where curb lines intersect;
- 4) There shall be no planting of trees on planting strips under three and one-half feet in width;
- 5) Trees shall be planted at least 10 feet from driveways, at least 20 feet from street light standards and at least eight feet from fire hydrants;
- 6) Quality, species, planting schedule and site location shall be approved by the superintendent of parks;
- 7) Shall be installed and maintained in accordance with the current APWA Standard Specifications, with final approval by the superintendent of park;
- 8) The appeal board of adjustment may grant variances to the requirement to plant trees in new subdivisions subject to the variance criteria of LMC 19.12.140. (Ord. 2769 § 1, 2000; Ord. 2176 § 1, 1984).

RESPONSE: The applicant is seeking an exemption for this requirement as outlined in previous sections.

19.80.730 Screening.

- 1) Fences, hedges, or landscaped buffer strips may be installed to separate residential zoning districts from commercial or industrial zoning districts at the developer's option.

RESPONSE: This project lies within the interior of abutting subdivisions and therefore does not require a buffer strip.

- 2) In the case of residential subdivisions abutting major arterials, the subdivider shall provide a buffer strip a minimum of 10 feet wide along the property line abutting the arterial. Hedges or trees may be planted in the buffer strip of a height that will become a solid, effective sight screen within three years. Planting and maintenance shall conform to the current APWA Standard Specifications and Current Traffic Safety Standards.

RESPONSE: The design for this project incorporates an open space tract along the northeast corner of the project which abuts Columbia Heights Road. The vegetation in this zone will remain

undisturbed, with the exception of utility construction, so as to meet the buffering requirements of this section.

- 3) Fencing may be required to limit access to areas that may be hazardous to the public. (Ord. 2176 § 1, 1984).**

RESPONSE: Any fencing required will be addressed in the construction drawings submitted for approval.

19.80.740 Streets, curbs, sidewalks, utilities.

Streets, curbs, and sidewalks, including improvements to existing streets, curbs, and sidewalks as may be required by the city, shall be designed and constructed for the entire subdivision by the subdivider in accordance with the design standards of this chapter, the standard utility location plans, the current APWA Standard Specifications, and the requirements of the city engineer. The subdivider shall determine the location of all driveway entrances and indicate curb indentations in the detailed construction plans. The total curb indentations for driveway entrances shall not be wider than 40 percent of the width of the front lot line but in no case less than 17 feet in width, nor more than 30 feet in width. (Ord. 2176 § 1, 1984).

RESPONSE: The construction drawings for this project will address the requirements of this section.

19.80. 750 Installation of utilities.

- 1) All distribution laterals and primary and secondary lines and wires serving the subdivision, including those providing electric, street lighting, telephone, and cable television service, shall be placed underground. All utilities shall be installed to the property line of each and every lot prior to acceptance of improvements. The subdivider shall make necessary arrangements with utility providers or other appropriate persons for underground installations. This requirement does not apply to surface-mounted transformers, switching facilities, connection boxes, meter cabinets, temporary utility facilities used during construction, high capacity transmission lines, electric utility substations, cable television amplifiers, telephone pedestals, cross-connect terminals, repeaters, warning signs, or traffic-control equipment.**
- 2) Sanitary sewers and water lines shall be installed to serve all subdivisions by extension of existing city sewer and water lines. They shall be designed and sized in accordance with the city water and sewer plans and shall be of sufficient capacity to accommodate the ultimate development density of all intended phases and adjacent area.**
- 3) Timing for installation of lines that lie within the roadway section, such as pipes, cables, hydrants, and service connections for sanitary sewer, storm sewer, water, electric, gas, telephone, and television, and fire protection service shall be after grading in the rights-of-way is complete and before any street base material is applied.**

- 4) Utility installations shall be in accordance with the standard utility location plans, the current APWA Standard Specifications, the Uniform Fire Code as amended by the city, the requirements of the city engineer, and, for street lights, the additional documents cited in LMC 19.80.760.
- 5) All water mains within the right-of-way shall be ductile iron pipe meeting specifications of the American Waterworks Association (AWWA). All service laterals shall be copper type K.
- 6) Sewer mains shall be concrete, PVC, asbestos cement or other material as approved by the city engineer. (Ord. 2176 § 1, 1984).

RESPONSE: Approved construction drawings and the construction schedule for the project will address the requirements of this section.

19.80.760 Street light system.

A complete street lighting system, including conduits, wiring, concrete bases, poles, junction boxes, meter base, service cabinets, and luminaires, shall be installed by the subdivider throughout the subdivision. Work shall be in accordance with the latest edition of the State of Washington Standard Plans for Road and Bridge Construction, as may be amended; the latest edition of the State of Washington Standard Specifications for Road and Bridge Construction as may be amended; the latest edition of the National Electrical Code, as may be amended; the standard utility location plans; and the requirements of the city engineer, Cowlitz County public utility district, and the city electrical inspector. The subdivider's contractor shall submit plans and manufacturer's technical information to the city engineer and the public utility district for approval of all specifications and materials to be used in the system prior to installation. (Ord. 2176 § 1, 1984).

RESPONSE: The requirements of this section will be addressed by the project's construction drawings.

19.80.770 Monuments and proper markers.

- 1) Monuments shall be placed at all subdivision boundary angle points, points of curvature in streets, and such intermediate points required by the city engineer. The monuments shall be of the type and design as approved by the city engineer and shall be constructed in accordance with the current edition of the APWA Standard Specifications.
- 2) The boundary points of all blocks within the subdivision shall be marked by a galvanized iron pipe not less than one and one-half inches in diameter and 36 inches in length and firmly driven into the ground.
- 3) All corners of all lots shall be marked by a reinforcement bar or iron pin not less than five-eighths inch in diameter and 36 inches in length, firmly driven into the ground.

- 4) The city engineer's office shall be furnished with a set of as-built plans showing the location of all lot lines as extended to the property line and the location of all sewer and water laterals to each lot. (Ord. 2176 § 1, 1984).

RESPONSE: The requirements of this section will be addressed by the project's monumentation at final plat by the project's surveyor.

SPECIFICATIONS FOR PLANS AND PLATS

19.80.790 Preliminary plat.

Preliminary plats for distribution to the parties listed in LMC 19.80.120 shall be presented on a sheet or sheets having dimensions no smaller than 18 by 24 inches and shall be drawn at a convenient scale.

The following information shall be shown on the preliminary plat:

- 1) General.
 - a) The proposed name of the subdivision, together with the words "Preliminary Plat",
 - b) The tract designations of the proposed subdivision as shown in the records of the county assessor, including lot numbers, section, township, and range,
 - c) Date, north pointing arrow, and scale of the drawing,
 - d) Name and address of the owner(s) of the property to be subdivided, of the subdivider or subdivision agent, if other than the owner, and of the surveyor and engineer,
 - e) A vicinity map sufficient to define the location and boundaries of the proposed subdivision with respect to surrounding property and streets;
- 2) Existing Features.
 - a) Structures to remain on the property after subdividing,
 - b) Location, pavement and right-of-way widths, and names of existing public or private streets, roads or alleys within or abutting the tract,
 - c) Location and size of existing sewers, water mains and culverts,
 - d) Location of existing property lines, easements, railroads, monuments, property markers, section lines, and city boundary lines within or abutting the tract,
 - e) Watercourses, ditches, areas of flooding or ponding,
 - f) Contour lines illustrating topography at a vertical interval necessary to show all topographical features. Contour lines shall extend at least 100 feet beyond the boundaries of the proposed subdivision. Contours shall be relative to sea level and based on city datum,
 - g) For subdivisions proposed in the 1 00-year floodplain, base flood elevation benchmarks, city of Longview;
- 3) Proposed Features.
 - a) The boundary of the proposed subdivision drawn in a bold line,
 - b) Locations and dimensions of proposed streets, alleys, other public and private ways, easements, lot lines and utilities with the purpose of easements stated,

- c) Locations, dimensions and area of public and common park and other open space areas,
- d) Proposed number assigned to each lot and block, with lots numbered consecutively in a block; proposed names of all streets,
- e) Identification of all areas proposed to be dedicated for public use, with designation of the purpose thereof and any conditions,
- f) When more than one type of use is proposed, the location, dimensions and area for each type of use (such as single-family, two-family, or multifamily residential uses),
- g) When a subdivision is to border a river, stream or drainage ditch the approximate high and low water elevation and the distances and bearings of a meander line on the top of the bank or the ordinary high-water mark of the waterway where no top of bank is defined shall be shown. (Ord. 2176 § 1, 1984).

RESPONSE: The requirements of this section have been addressed in the attached submittals.

19.80.810 Geologic reports- Report of on-site investigation.

This subsection applies to those portions of Class 1 areas where natural slopes do not exceed 60 percent mapped by Fiksdal specified in LMC 19.80.520. Contents of the brief report of on-site investigation shall be as follows:

- 1) Signature of professional geologist, soils scientist or civil engineer responsible for the investigation;
- 2) Index map showing sites studied and the regional setting;
- 3) A statement of conclusions regarding the geologic suitability of the site(s) for the subdivision design and construction being proposed;
- 4) Recommendations for changes to subdivision design or other mitigating measures if warranted;
- 5) Recommendations for further study, if warranted;
- 6) If the structural relationships are complex and difficult to describe, a geologic sketch map of the site and/or geologic structure section. (Ord. 2176 § 1, 1984).

RESPONSE: An on-site investigation report describing the geologic suitability is included with the detailed construction plans for this site.

19.80.820 Geologic feasibility report.

This section applies to Class 1 (where a natural slope is greater than 60 percent) and Class 2 areas mapped by Fiksdal as specified in LMC 19.80.520. Contents of the geologic feasibility report shall be as follows:

- 1) Signature of the professional engineering geologist responsible for the report;
- 2) An index map showing the sites studied and regional setting of the study area;

- 3) A statement discussing methods of study and approximate time in the field. Methods of study may include, but are not limited to traverses and inspection, test pits or trenches, drill holes, aerial photo analyses, laboratory tests and research of previously published research of previously published or unpublished work;
- 4) Soils test information, including loading, shear and Atterberg limits;
- 5) A statement of conclusions;
- 6) Recommendations for changes in subdivision design, if warranted;
- 7) Recommendations for further study, if warranted;
- 8) A geologic sketch map, if the structural relationships are complex and difficult to describe. (Ord. 2176 § 1, 1984).

RESPONSE: This section is not applicable since the site contains no slopes over 60 percent and the site is not mapped as an area of concern on the Longview/Kelso Area Slope and Slope Stability Map.

19.80.830 Detailed engineering and geologic report.

This subsection applies to Class 3, 4 and 5 areas mapped by Fiksdal as specified in 19.80.520. Contents of the engineering and geologic report shall be as follows:

- 1) Signature of the professional engineering geologist responsible for the report;
- 2) An index map showing the regional setting of the study area;
- 3) A statement regarding methods of study and approximate time spent in the field;
- 4) Brief description of natural materials and subsurface and surface features in the area;
- 5) An original geologic map of the site and as much of the surrounding area as practicable. The base map should be the same as that used for the preliminary plat with contour intervals. The map should reveal clearly areas to be avoided, if any, and areas of little apparent hazard;
- 6) One or more geologic structure sections to show actual or probable subsurface relations;
- 7) Conclusions discussing the effects of the proposed subdivision design and construction upon identified or potential geologic hazards;
- 8) Recommendations should address positioning of cuts, fills and removal of buttressing of existing slide masses. (Ord. 2176 § 1, 1984).

RESPONSE: This section is not applicable because development is not within a Class 3 area.

RESPONSE: This project is the final phase of an existing PUD and is therefore not subject to this section.

- 1) A minimum of 10 percent of the total area of the planned unit development shall be devoted to open space, playground or other recreational purposes, principally for use by the residents of the planned unit development. Such required open space may not

include land which is unsuitable for recreational use or which is inaccessible due to topographical or environmental conditions. Such open space, playground or recreational areas shall be available for use by residents of such planned unit development, and shall consist of land area within the boundaries of the planned unit development upon which no structures (other than playground and recreational structures) are to be erected, which is in excess of the yard requirements for the uses permitted in the other applicable use districts set forth within this title if such uses were to be constructed outside a planned unit development, and which open space, playground and recreational areas shall be owned, operated and maintained by the homeowners' association for the benefit of all of the owners of land within the planned unit development and for members of the homeowners' association. Such open space, playground or recreational areas may not include public parks, streets, sidewalks or parking lots, and shall be available for the use of members of the homeowners' association in accordance with the bylaws, rules and regulations of such association.

RESPONSE: The original Master Plan of the View Ridge PUD provided open space to comply with this section. Furthermore, the applicant is providing a tract of open space to comply with the intent of the original Master Plan.

- 2) That portion of the planned unit development that is to be dedicated to the city and used for public park purposes shall be determined and dedicated in accordance with Chapter 19.79 LMC. Plans for development, use, maintenance and operation of open space, playground and recreational areas of a planned unit development shall be coordinated with the proposed plans for public park development, use, maintenance and operation of the city department of parks and recreation. (Ord. 2662 §§ 4, 5, 6, 1997; Ord. 2211 § 2, 1985; Ord. 1775 § 1, 1976; Ord. 1334, 1967).

RESPONSE: This project does not propose to provide area for public park purposes.

19.66.050 Approval of all land use.

The use of all land contained within a proposed planned unit development shall be approved by the council after receiving the recommendations of the planning commission of the city, which recommendations shall be made after the holding of a public hearing on the application hereinafter specified. Such approval shall permit the unified development of the site for the construction of compatible residential or commercial land uses or any combination thereof. (Ord. 2211 § 3, 1985; Ord. 1692 § 1, 1974; Ord. 1334, 1967).

RESPONSE: This project is Phase VI and a portion of Phase VII of the View Ridge Estates PUD, which has been approved by the City of Longview.

19.66.060 Application requirements.

Prior to commencing any construction work, application in writing shall be made by the owner or developer to the planning commission for approval of complete plans for the improvement of all or any portion of a tract of land proposed to be improved by the planned unit development method. Where only a portion of the site is submitted for approval, a preliminary plan indicating, in general, the proposed layout for the portions of the site proposed to be developed in the future shall be submitted with the complete plans of the area proposed to be immediately improved. Plans for a planned unit development shall include all drawings, specifications, schedules, tables and other information which the planning commission may require to indicate compliance with the provisions of this chapter. No construction shall be commenced until the council has given its approval to the complete plans, whether the same is for all or only a portion of the planned unit development. Construction may be commenced on only that portion of the site for which the council has approved complete plans. Such plans shall conform to the requirements and submission standards of Chapter 19.80 LMC, the subdivision ordinance, and shall include, but not be limited to, the following items:

- 1) A plan or plans of a scale of not less than one-inch equals 200 feet of the proposed development, designating the following:**
 - (a) Proposed name of the development, north point, scale, date, legal description and names and addresses of the developers, engineer, surveyor, land planner and/or landscape architect,**
 - (b) The basic layout of the site or portion thereof, including lot design, building locations, street layout and roadway widths,**
 - (c) Horizontal alignment data for all streets and vehicular accessways. Vertical alignment data and profiles shall be submitted when requested by the planning commission,**
 - (d) Any areas proposed to be dedicated for public use, such as public parks, schools or playgrounds,**
 - (e) Open space as required by this chapter,**
 - (f) A general land use plan for the area proposed to be developed, indicating the areas to be used for various purposes,**
 - (g) Types of dwelling and/or commercial uses and the site locations therefor,**
 - (h) Proposed location of off-street parking areas with dimensions,**
 - (i) Pedestrian walks, malls and trails, both public and private,**
 - (j) A circulation plan indicating the proposed movement of vehicles and pedestrians within the proposed development and to and from adjacent public thoroughfares. Any special engineering features and traffic regulation devices needed to facilitate or insure the safety of the circulation plan shall be shown. Supporting data shall be supplied when requested by the planning commission,**

- (k) The stages of development to be contacted in progression, if any,
 - (l) Finish contours at five-foot intervals,
 - (m) The location of adjacent utilities intended to serve the development and a layout of the utilities within the development,
 - (n) The existing or intended uses of land within the tract, if any, not to be developed as a part of the planned unit development,
 - (o) Building setback lines;
- 2) The intended time schedule for development;
 - 3) Table showing the density and lot coverage of the overall development;
 - 4) Such other information as the planning commission may require in order to make necessary findings on the application for approval;
 - 5) A preliminary draft of the documents necessary and desirable for formation of a Washington State nonprofit corporation, the name of which shall include the name of the planned unit development, followed by the words "homeowners' association", including preliminary drafts of the following incidental documents:
 - (a) Articles of nonprofit incorporation, that include:
 - (i) A provision requiring that the real property assets of the corporation devolve to public (governmental) ownership in the event of insolvency, bankruptcy, or foreclosure for failure to pay taxes;
 - (ii) A provision prohibiting the encumbrance by mortgage, deed of trust or other similar instrument of any land of the homeowners' association that consists of open space, playground or recreational areas of the planned unit development;
 - (iii) A provision prohibiting the lease, sale, alienation of such open space, playground or recreational areas, except upon a replat of the planned unit development that deletes the requirement of maintaining such open space, playground or recreational areas;
 - (b) Bylaws providing for:
 - (i) Membership only by land owners within the planned unit development;
 - (ii) Voting rights of members;
 - (iii) Provisions for directors and officers and their election;
 - (iv) Provisions for maintenance, operation, management and use of open space, playground and recreational areas owned by the homeowners' association, and for the levying, collection and enforcement of assessments upon the members of the association;
 - (v) Provisions for the maintenance of entrance signs proclaiming or describing the existence of a planned unit development;
 - (vi) The appointment, duties and authority of an architectural control committee;
 - (vii) Such other provisions as are deemed necessary or desirable to the developer and property owners within the planned unit development. (Ord. 2662 § 7, 1997; Ord. 2211 § 4, 1985; Ord. 1692 § 1, 1974; Ord. 1334, 1967).

RESPONSE: The plans and documents required by this section are included with this application.

19.66.070 General requirements.

The following general requirements shall be met in application for approval of and development of a planned unit development project:

- (1) The plan approved as acted upon by the council shall be binding upon the developer and variations from the approved plan shall also be subject to approval by the council.**
- (2) The community and economic development department shall issue no permit or certificate of occupancy for any building or structure which does not conform with the plans approved by the council.**
- (3) The city engineer shall issue no permit or certificate of approval for any public improvements which do not conform with the plans approved by the council.**
- (4) All the land within the planned unit development shall be subject to such contractual agreements or recorded covenants as the council may deem necessary to protect the public interest.**

RESPONSE: The applicant will implement such contractual agreement or recorded covenants as the council deems necessary to protect the public interest.

- (1) The development of the property in the manner proposed shall not be detrimental to the public welfare and shall be in keeping with the general intent of other sections of this title.**

RESPONSE: The proposed development of the property was included as part of the View Ridge Estates No. 2 PUD and has been found not to be detrimental to public welfare and to be in keeping with the general intent of both section 19.80 and 19.66 of the Longview Municipal Code.

- (2) The plan for the proposed development shall present a unified and organized arrangement of buildings, service facilities, public park land and open spaces which are compatible with the properties adjacent to the proposed development.**

RESPONSE: The proposed plan is compatible with the properties adjacent to the project site.

- (3) The development of the perimeter of the planned unit development shall conform to the development of the surrounding area so that there will be a gradual transition**

between the existing and new development; or the existing and new development shall be separated by an approved planting strip or park.

RESPONSE: The proposed project provides lot layouts consistent in density and size to be compatible with adjacent properties and provides additional buffering with open space on the northeastern corner of the property.

- (4) The principal access to the development shall be by through major residential or higher traffic capacity street or streets.

RESPONSE: The project design complies with this section.

- (5) The development, or the portion thereof for which approval is sought, shall be completely planned and the council shall require the inclusion of such facilities as paved streets, curbs, gutters, off-street parking, public park land, storm sewers, sanitary sewers, water lines, underground power, telephone lines and other utilities, and may require such facilities as sidewalks, street lights, landscaping, open space, playgrounds and other recreational facilities. Streets, including rights-of-way width and utilities, shall conform to the standards as specified in Chapter 19.80 LMC. Dedication of the streets to the city shall be the option of the developer prior to the final plat. Any streets not dedicated to the city shall be conveyed, free and clear of encumbrances, to the homeowners' association prior to approval of the final plat.
- (6) Required open space, playgrounds and recreational areas, including land dedicated as public parks, shall be permanently designated in the restrictive covenants of the proposed subdivision, and shown on the final plat of the planned unit development.

RESPONSE: The applicant has provided or will provide complete plans for the development of the project site. The applicant has included copies of the homeowners' association articles and bylaws which will govern the open space, trails, and the subdivision sign monument.

- (7) The manner in which open space, playground and recreational areas not dedicated to the city are to be maintained shall be the responsibility of the homeowners' association and be presented with the plans for the development project.

RESPONSE: The applicant has included draft copies of the homeowner's association bylaws and project restrictive covenants which will govern the open space tracts on the property.

- (8) Areas proposed for public park land and dedicated to the city shall be approved by the parks and recreation department and the city council. All public parks shall be accessible for use by all residents of the city.

RESPONSE: No public park land is proposed on the project site.

- (9) Commercial land uses shall be primarily to serve the residential uses within the planned unit development and shall be compatible with the residential land uses within the planned unit development and the land uses within the surrounding area to the extent that no occupancy shall be permitted which produces unusually loud noise, or which would generate heavy traffic congestion. Commercial use within a planned unit development shall be limited to the commercial uses permitted within the commercial district, C-1, and by other sections of this title.**

RESPONSE: This section is not applicable as there is no commercial land use proposed with this application.

- (10) A statement of the intended method of operation or disposal of property within the planned unit development shall be submitted to the planning commission prior to the approval and recommendation to the council of plans for the development.**
- (11) Signs shall be posted and maintained at all entrances to the planned unit development stating the name of the planned unit development and the fact that it provides for land uses which include all the uses that are approved in the final plat. Such signs shall be permanent, shall be located within five feet of the right-of-way, and they shall be of a size that is not less than 36 inches in width by 24 inches in height. (Ord. 2774 § 1, 2000; Ord. 2662 §§ 8-14, 1997; Ord. 2211 §§ 5, 6, 1985; Ord. 1692 § 1, 1974; Ord. 1334, 1967).**

RESPONSE: A sign is proposed for the entrance to the property at the intersection of the interior thru street and City View Boulevard.

CITY OF LONGVIEW
THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY PROJECT FILE No. _____

PORTION OF THE NE 1/4 OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.
LONGVIEW, COWLITZ COUNTY, WA

OWNER APPLICANT

HOMESITE DEVELOPMENT GROUP, LLC
1906 BELMONT LOOP
WOODLAND, WA 98674
PHONE: (206) 949-9943
CONTACT: LEE PICULELL
E-MAIL: LPICULELL@HOMESITEDVELOPMENT.COM

ENGINEER

LATTA ENGINEERING, PLLC
5970 BIRCH POINT ROAD
BLAINE, WA 98230
CONTACT: NEIL LATTA, PE
PH: (360) 671-7002
EMAIL: NLATTA@LATTAENGINEERING.COM

SURVEYOR

BLUHM & ASSOCIATES LAND SURVEYORS, INC.
1068 S. MARKET BLVD.
CHEHALIS, WA 98532
CONTACT: KEVIN BLUHM, PLS
PH: (360) 748-1551
EMAIL: KBLUHM@SURVEYSERVICES.COM

GEOTECHNICAL

MATERIALS TESTING & CONSULTING INC
777 CHRYSLER DRIVE
BURLINGTON, WASHINGTON 98233
CONTACT: MEDHANIE G. TEGLE, P.E.
PH: (360) 755-1990
EMAIL: MEDHANIE.TEGLE@MTC-INC.NET

TRAFFIC

GIBSON TRAFFIC CONSULTANTS
2813 ROCKEFELLER AVENUE, SUITE B
EVERETT, WA 98201
CONTACT: BRAD J. LINCOLN, PE
PH: (425) 339-8266
EMAIL: INFO@GIBSONTRAFFIC.COM

BASIS OF BEARING

LONGSELL MON #315 TO 3/4" IP, 913' WEST
OF SAID MON PER SURVEY FILED IN VOLUME
11, PAGES 93-96, RECORDS OF COWLITZ
COUNTY, WASHINGTON.

VERTICAL DATUM

NGVD 29, PER VIEW RIDGE ESTATES NO. 2,
PHASE 1 AND 1A, LONGVIEW, WASHINGTON,
AS-BUILT PLANS DATED JANUARY 12, 1994,
BY DAVID EVANS AND ASSOCIATES, INC.
(NAVD 88 = NGVD 29 + 3.71')

LEGAL DESCRIPTION OF SUBJECT PROPERTIES

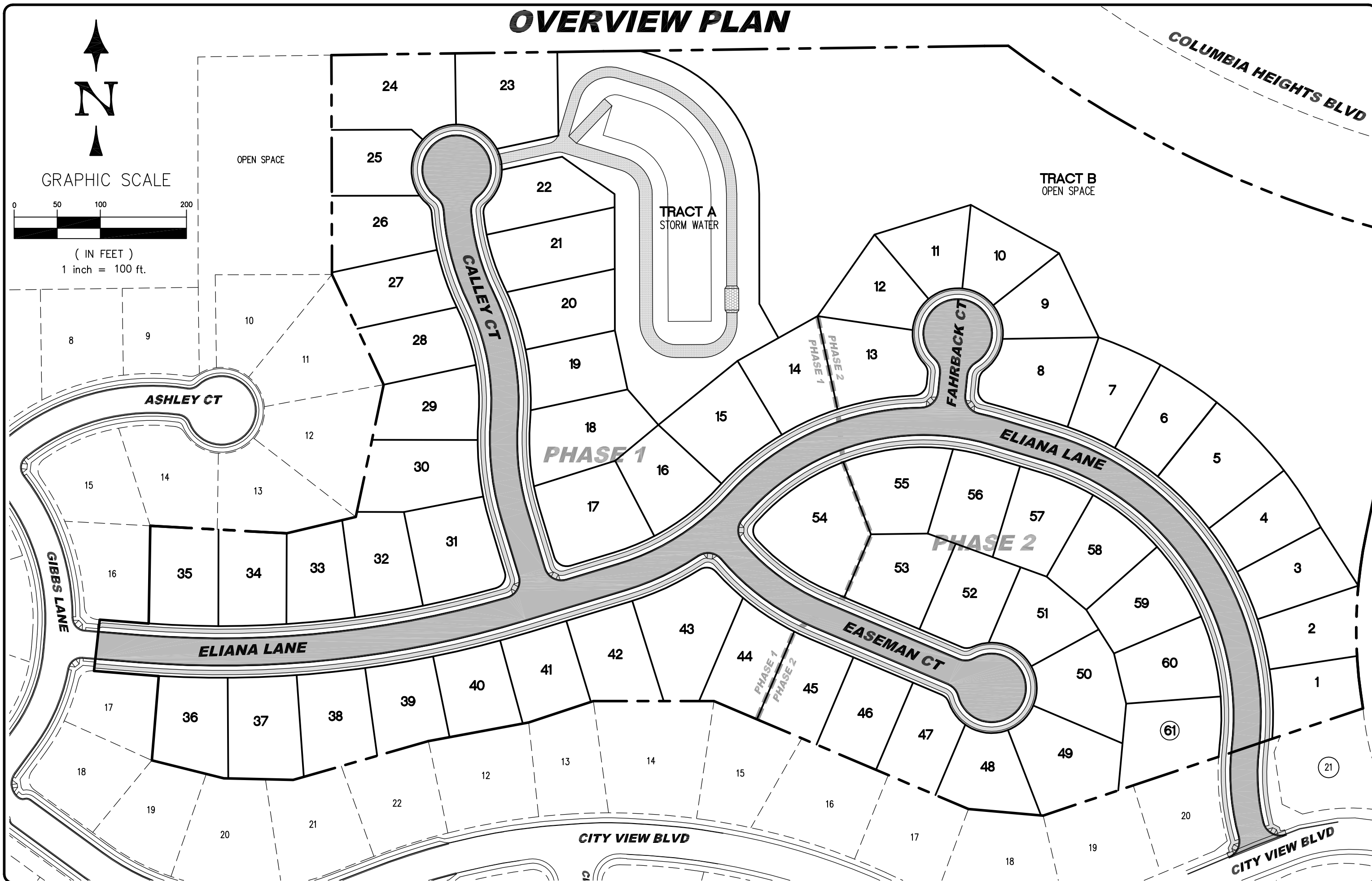
PARCEL A: TAX PARCEL # 103660700
A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.,
COWLITZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE MONUMENT INSCRIBED "LB 315" SET TO MARK THE NORTH LINE OF SAID
SECTION 28 AND THE EAST LINE OF THE EZRA TOWNER DONATION LAND CLAIM;
THENCE SOUTH 89° 12' 04" WEST ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF
442.17 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 37° 09' 06" EAST A DISTANCE OF 149.81 FEET;
THENCE SOUTH 11° 10' 05" EAST A DISTANCE OF 213.07 FEET;
THENCE SOUTH 31° 30' 53" EAST A DISTANCE OF 128.76 FEET;
THENCE SOUTH 56° 03' 09" EAST A DISTANCE OF 67.56 FEET;
THENCE SOUTH 49° 15' 24" EAST A DISTANCE OF 86.09 FEET;
THENCE SOUTH 27° 55' 50" WEST A DISTANCE OF 88.51 FEET;
THENCE SOUTH 45° 58' 16" WEST A DISTANCE OF 62.83 FEET;
THENCE SOUTH 23° 00' 00" WEST A DISTANCE OF 133.62 FEET TO A POINT ON THE NORTH LINE OF
LOT 15, PLAT OF "VIEW RIDGE ESTATE NO. 2 (PHASE 1A)", AS FILED IN VOLUME 12 OF PLATS, PAGE
74, RECORDS OF COWLITZ COUNTY, WASHINGTON;
THENCE NORTH 67° 00' 00" WEST ALONG THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 57.79
FEET TO THE NORTHEAST CORNER OF LOT 14, SAID PLAT;
THENCE NORTH 90° 00' 00" WEST ALONG THE NORTH LINE OF SAID LOT 14 AND LOT 13 OF SAID
PLAT A DISTANCE OF 140.00 FEET TO AN ANGLE POINT IN THE NORTH LINE OF SAID LOT 13;
THENCE SOUTH 79° 31' 10" WEST ALONG THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 79.00
FEET TO THE NORTHEAST CORNER OF LOT 12 OF SAID PLAT;
THENCE SOUTH 79° 31' 10" WEST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 118.47
FEET TO THE NORTHWEST CORNER OF SAID LOT 12;
SAID POINT ALSO BEING A CORNER POINT OF A TRACT OF LAND CONVEYED TO ARTHUR C. PICULELL,
JR., AND DEE W. PICULELL, HUSBAND AND WIFE, UNDER AUDITOR'S FILE NO. 3272037;
THENCE SOUTH 73° 59' 09" WEST A DISTANCE OF 163.18 FEET;
THENCE NORTH 88° 42' 15" WEST A DISTANCE OF 80.56 FEET;
THENCE NORTH 75° 58' 39" WEST A DISTANCE OF 86.13 FEET;
THENCE NORTH 04° 45' 39" EAST A DISTANCE OF 98.07 FEET;
THENCE NORTH 85° 27' 54" WEST A DISTANCE OF 75.53 FEET;
THENCE NORTH 06° 22' 35" EAST A DISTANCE OF 60.03 FEET;
THENCE SOUTH 85° 27' 54" EAST A DISTANCE OF 57.08 FEET;
THENCE NORTH 00° 56' 52" EAST A DISTANCE OF 113.38 FEET;
THENCE SOUTH 86° 52' 25" EAST A DISTANCE OF 158.46 FEET;
THENCE NORTH 76° 38' 52" EAST A DISTANCE OF 82.49 FEET;
THENCE NORTH 11° 53' 27" EAST A DISTANCE OF 156.87 FEET;
THENCE NORTH 25° 08' 12" WEST A DISTANCE OF 141.30 FEET;
THENCE NORTH 00° 08' 48" WEST A DISTANCE OF 254.73 FEET TO THE NORTH LINE OF SAID
SECTION 28 AND THE NORTHEAST CORNER OF THE PROPOSED PLAT OF "OVERLOOK PUD";
THENCE NORTH 89° 12' 04" EAST ALONG THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF
315.75 FEET TO THE TRUE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

PARCEL B: TAX PARCEL # 10366

A PORTION OF THE EZRA TOWNER DONATION LAND CLAIM AND THE JOHN LEONARD DONATION LAND
CLAIM AND A PORTION OF LOTS 22 AND 23, BLOCK 1, CITY VIEW TERRACES NO. 2, AS RECORDED
IN VOLUME 12 OF PLATS, PAGE 19, RECORDS OF SAID COUNTY, BEING A PORTION OF THE
NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M., COWLITZ COUNTY,
WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE MONUMENT INSCRIBED "LB 315" SET TO MARK THE NORTH LINE OF SAID
SECTION 28 AND THE EAST LINE OF THE EZRA TOWNER DONATION LAND CLAIM;
THENCE SOUTH 89° 12' 04" WEST ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE
OF 442.17 FEET;
THENCE SOUTH 37° 09' 06" EAST A DISTANCE OF 149.81 FEET;
THENCE SOUTH 11° 10' 05" EAST A DISTANCE OF 213.07 FEET;
THENCE SOUTH 31° 30' 53" EAST A DISTANCE OF 128.76 FEET;
THENCE SOUTH 56° 03' 09" EAST A DISTANCE OF 67.56 FEET;
THENCE SOUTH 49° 15' 24" EAST A DISTANCE OF 86.09 FEET;
THENCE SOUTH 27° 55' 50" WEST A DISTANCE OF 88.51 FEET;
THENCE SOUTH 45° 58' 16" WEST A DISTANCE OF 62.83 FEET;
THENCE SOUTH 23° 00' 00" WEST A DISTANCE OF 133.62 FEET TO A POINT ON THE NORTH LINE OF
LOT 15, PLAT OF "VIEW RIDGE ESTATE NO. 2 (PHASE 1A)", AS FILED IN VOLUME 12 OF PLATS, PAGE
74, RECORDS OF COWLITZ COUNTY, WASHINGTON;
THENCE SOUTH 67° 00' 00" EAST, 262.96 FEET;
THENCE SOUTH 85° 00' 00" EAST, 87.00 FEET;
THENCE NORTH 71° 28' 00" EAST, 391.87 FEET TO THE NORTHEAST CORNER OF SAID PLAT AND
SAID POINT BEING ON THE WESTERLY BOUNDARY OF SANDPIPER BOULEVARD, AS DISCLOSED BY THE
PLAT OF CITY VIEW TERRACE NO. II, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 21;
THENCE NORTHERLY ALONG SAID WEST BOUNDARY TO ITS INTERSECTION WITH THE
SOUTHERLY BOUNDARY OF COLUMBIA HEIGHTS ROAD, AS DELINEATED ON SAID PLAT MAP;
THENCE NORTHWESTERLY ALONG SAID SOUTHERLY BOUNDARY TO THE NORTH LINE OF SAID SECTION
28;
THENCE NORTH 87° 35' 53" WEST ALONG SAID NORTH LINE 207.38 FEET TO THE POINT OF
BEGINNING.
EXCEPT A TRACT OF LAND IN THE J.C. LEONARD DLC, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL THAT PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE
NO. 749303 IN VOLUME 796, PAGES 52 AND 53, THAT LIES SOUTHERLY AND WESTERLY OF THE
SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF COLUMBIA HEIGHTS ROAD AND NORTHERLY AND
EASTERLY OF A LINE DRAWN PARALLEL WITH SAID RIGHT OF WAY LINE AND 100 FEET THEREFROM,
WHEN MEASURED AT RIGHT ANGLES THERETO.
EXCEPTING THEREFROM ANY PORTION LOCATED IN LOTS 22 AND 23, BLOCK 1, CITY VIEW TERRACES
NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 19, RECORDS OF SAID COUNTY.
SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

EXCEPT A TRACT OF LAND IN THE J.C. LEONARD DLC, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL THAT PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE
NO. 749303 IN VOLUME 796, PAGES 52 AND 53, THAT LIES SOUTHERLY AND WESTERLY OF THE
SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF COLUMBIA HEIGHTS ROAD AND NORTHERLY AND
EASTERLY OF A LINE DRAWN PARALLEL WITH SAID RIGHT OF WAY LINE AND 100 FEET THEREFROM,
WHEN MEASURED AT RIGHT ANGLES THERETO.
EXCEPTING THEREFROM ANY PORTION LOCATED IN LOTS 22 AND 23, BLOCK 1, CITY VIEW TERRACES
NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 19, RECORDS OF SAID COUNTY.
SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

EXISTING UTILITIES NOTE:
THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE
SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN
INDEPENDENTLY VERIFIED BY THE OWNER OR ITS
REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE
EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE
COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE
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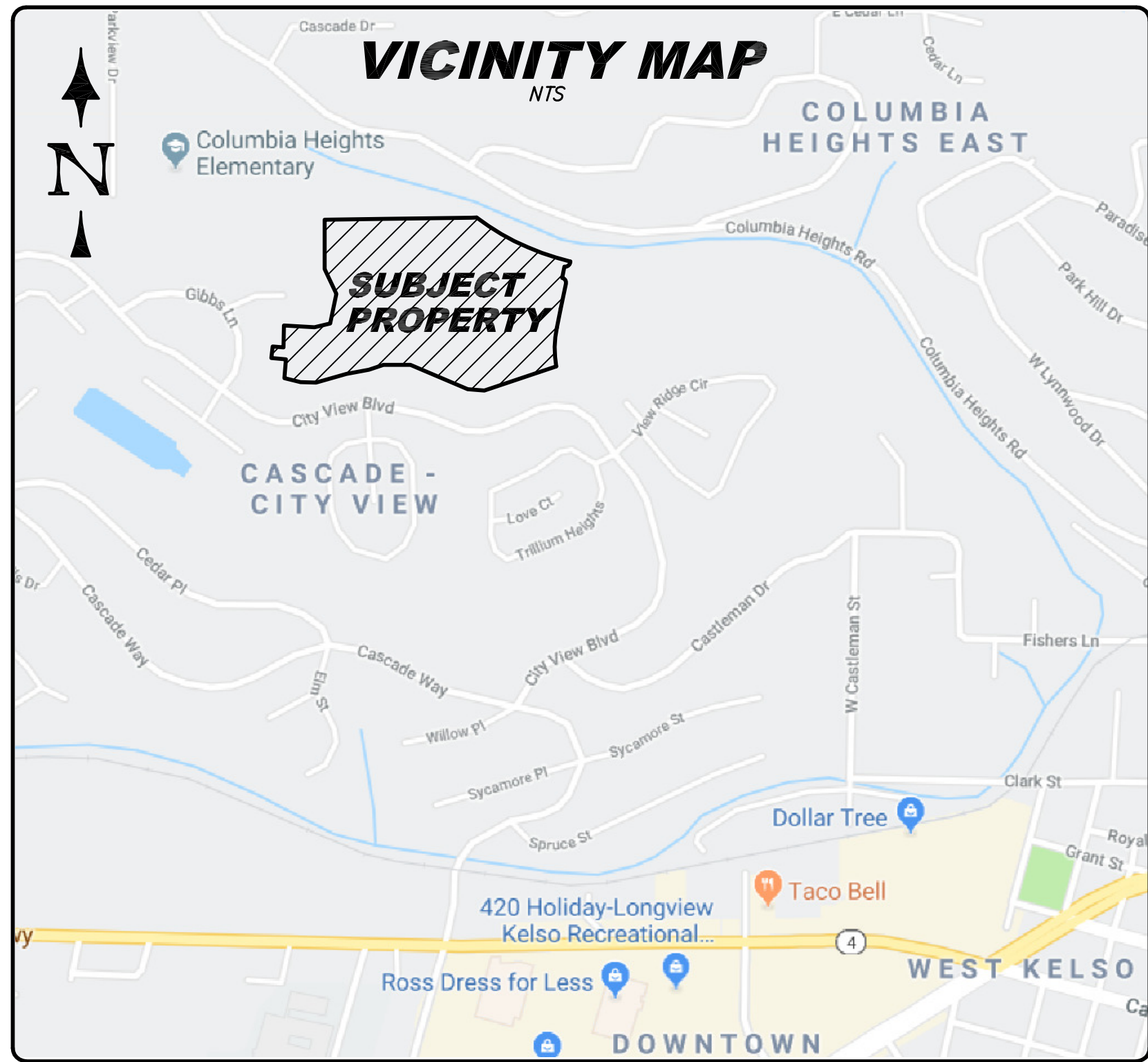


PARCEL C: TAX PARCEL # 02206383

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN LOT 23, BLOCK 1, CITY VIEW TERRACES NO. 2, AS RECORDED IN VOLUME 12 OF PLATS,
PAGE 1A RECORDS OF SAID COUNTY.
A PORTION OF THE EZRA TOWNER DONATION LAND CLAIM AND THE JOHN LEONARD DONATION LAND CLAIM AND A PORTION OF LOTS 22 AND 23, BLOCK 1, CITY
VIEW TERRACES NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 19, RECORDS OF SAID COUNTY, BEING A PORTION OF THE NORTHEAST QUARTER OF
SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M., COWLITZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE MONUMENT INSCRIBED "LB 315" SET TO MARK THE NORTH LINE OF SAID SECTION 28 AND THE EAST LINE OF THE EZRA TOWNER
DONATION LAND CLAIM;
THENCE SOUTH 89° 12' 04" WEST ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 442.17 FEET;
THENCE SOUTH 37° 09' 06" EAST A DISTANCE OF 149.81 FEET;
THENCE SOUTH 11° 10' 05" EAST A DISTANCE OF 213.07 FEET;
THENCE SOUTH 31° 30' 53" EAST A DISTANCE OF 128.76 FEET;
THENCE SOUTH 56° 03' 09" EAST A DISTANCE OF 67.56 FEET;
THENCE SOUTH 49° 15' 24" EAST A DISTANCE OF 86.09 FEET;
THENCE SOUTH 27° 55' 50" WEST A DISTANCE OF 88.51 FEET;
THENCE SOUTH 45° 58' 16" WEST A DISTANCE OF 62.83 FEET;
THENCE SOUTH 23° 00' 00" WEST A DISTANCE OF 133.62 FEET TO A POINT ON THE NORTH LINE OF LOT 15, PLAT OF "VIEW RIDGE ESTATE NO. 2 (PHASE 1A)",
AS FILED IN VOLUME 12 OF PLATS, PAGE 74, RECORDS OF COWLITZ COUNTY, WASHINGTON;
THENCE SOUTH 67° 00' 00" EAST, 262.96 FEET;
THENCE SOUTH 85° 00' 00" EAST, 87.00 FEET;
THENCE NORTH 71° 28' 00" EAST, 391.87 FEET TO THE NORTHEAST CORNER OF SAID PLAT AND SAID POINT BEING ON THE WESTERLY BOUNDARY OF SANDPIPER
BOULEVARD, AS DISCLOSED BY THE PLAT OF CITY VIEW TERRACE NO. II, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 21;
THENCE NORTHERLY ALONG SAID WEST BOUNDARY TO ITS INTERSECTION WITH THE SOUTHERLY BOUNDARY OF COLUMBIA HEIGHTS ROAD, AS DELINEATED ON SAID
PLAT MAP;
THENCE NORTHWESTERLY ALONG SAID SOUTHERLY BOUNDARY TO THE NORTH LINE OF SAID SECTION 28;
THENCE NORTH 87° 35' 53" WEST ALONG SAID NORTH LINE 207.38 FEET TO THE POINT OF BEGINNING.
EXCEPT A TRACT OF LAND IN THE J.C. LEONARD DLC, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
ALL THAT PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 749303 IN VOLUME 796, PAGES 52 AND 53, THAT LIES
SOUTHERLY AND WESTERLY OF THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF COLUMBIA HEIGHTS ROAD AND NORTHERLY AND EASTERLY OF A LINE
DRAWN PARALLEL WITH SAID RIGHT OF WAY LINE AND 100 FEET THEREFROM, WHEN MEASURED AT RIGHT ANGLES THERETO.
SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

PARCEL D: TAX PARCEL # 02206382

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN LOT 22, BLOCK 1, CITY VIEW TERRACES NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 19,
RECORDS OF SAID COUNTY.
A PORTION OF THE EZRA TOWNER DONATION LAND CLAIM AND THE JOHN LEONARD DONATION LAND CLAIM AND A PORTION OF LOTS 22 AND 23, BLOCK 1, CITY
VIEW TERRACES NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 19, RECORDS OF SAID COUNTY, BEING A PORTION OF THE NORTHEAST QUARTER OF
SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M., COWLITZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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THENCE SOUTH 89° 12' 04" WEST ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 442.17 FEET;
THENCE SOUTH 37° 09' 06" EAST A DISTANCE OF 149.81 FEET;
THENCE SOUTH 11° 10' 05" EAST A DISTANCE OF 213.07 FEET;
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THENCE SOUTH 45° 58' 16" WEST A DISTANCE OF 62.83 FEET;
THENCE SOUTH 23° 00' 00" WEST A DISTANCE OF 133.62 FEET TO A POINT ON THE NORTH LINE OF LOT 15, PLAT OF "VIEW RIDGE ESTATE NO. 2 (PHASE 1A)",
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SANDPIPER BOULEVARD, AS DISCLOSED BY THE PLAT OF CITY VIEW TERRACE NO. II, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 21;
THENCE NORTHERLY ALONG SAID WEST BOUNDARY TO ITS INTERSECTION WITH THE SOUTHERLY BOUNDARY OF COLUMBIA HEIGHTS ROAD, AS DELINEATED ON SAID
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SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON



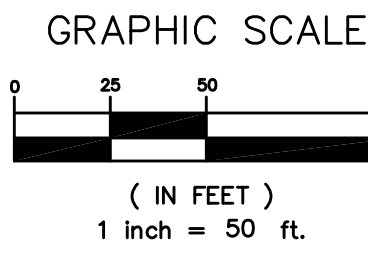
MISC SYMBOLS:		WATER SYMBOLS:	
EXISTING	PROPOSED	EXISTING	PROPOSED
UTILITY POLE	UTILITY POLE ANCHOR	CAP/PLUG	REDUCER
POWER VAULT	TELEPHONE VAULT	THURST BLOCK	WATER METER
STREET LIGHT	STORM DRAIN CATCH BASIN	FIRE HYDRANT	AIR RELIEF
	STORM DRAIN MANHOLE	BLOW-OFF	VALVE
		COUPLING	MECHANICAL JOINT
		PUSH-ON/HUB	FLANGE
		WATER TIE-IN	
SEWER AND STORM DRAIN SYMBOLS:		HATCHES	
EXISTING	PROPOSED	EXISTING GAS	EXISTING TELEPHONE
CLEAN OUT	SAN. SEWER MANHOLE	EXISTING OVERHEAD POWER	EXISTING UNDERGROUND POWER
STORM DRAIN CATCH BASIN	STORM DRAIN CULVERT	EXISTING SEWER LINE	PROPOSED SEWER LINE
STORM DRAIN MANHOLE		EXISTING STORM LINE	PROPOSED STORM LINE
		DITCH OR STREAM	PROPOSED DITCH
		EXISTING WATER LINE	PROPOSED WATER LINE
		EASEMENT	PROPOSED LOT LINE
		SUBJECT PROPERTY BOUNDARY	
		RETAINING WALL	
		EXISTING CONTOUR	PROPOSED CONTOUR

SHEET INDEX	
C-01	COVER SHEET
C-02	EXISTING CONDITION
C-03	PRELIMINARY SUBDIVISION PLAN
C-04	GRADING AND COMPOSITE UTILITY PLAN
C-05	ROAD PLAN/PROFILE & UTILITIES (ELIANA LANE)
C-06	ROAD PLAN/PROFILE & UTILITIES (ELIANA LANE)
C-07	ROAD PLAN/PROFILE & UTILITIES (CALLEY COURT)
C-08	ROAD PLAN/PROFILE & UTILITIES (EASEMAN COURT)
C-09	ROAD PLAN/PROFILE & UTILITIES (FAIRBACK COURT)
C-10	SEWER PROFILE (CALLEY CT TO ELIANA LANE)
C-11	SEWER PROFILE (ELIANA LANE STA 8+00 TO 14+00)

0 PRELIMINARY PLAT APPLICATION SUBMITTAL		NL	05/15/19	EXISTING UTILITIES NOTE: THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555	 07-29-2019	LATTA ENGINEERING PLLC Consulting Civil Engineers 5970 Birch Point Road, Blaine, WA 98230 Ph: 360 671 7002 info@lattaengineering.com 2019 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)		JOB NO.: 16137	HOMESITE DEVELOPMENT GROUP, LLC 1906 BELMONT LOOP WOODLAND, WA 98674	COVER SHEET THE VALE AT OVERLOOK PRELIMINARY PLAT CITY VIEW BOULEVARD, LONGVIEW, WA PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.		DRAWING: C - 1
1 REVISED PRELIMINARY PLAT SUBMITTAL		NL	07/12/19			CITY FILE NUM. TBD	SHEET: 1 OF 11					
2 REVISED PRELIMINARY PLAT SUBMITTAL		NL	07/29/19			DESIGNED BY: NL						
3 REVISION		BY	DATE			DRAWN BY: KJ						
NO. REVISION		BY	DATE	CHECKED BY: NL								

NOTES:

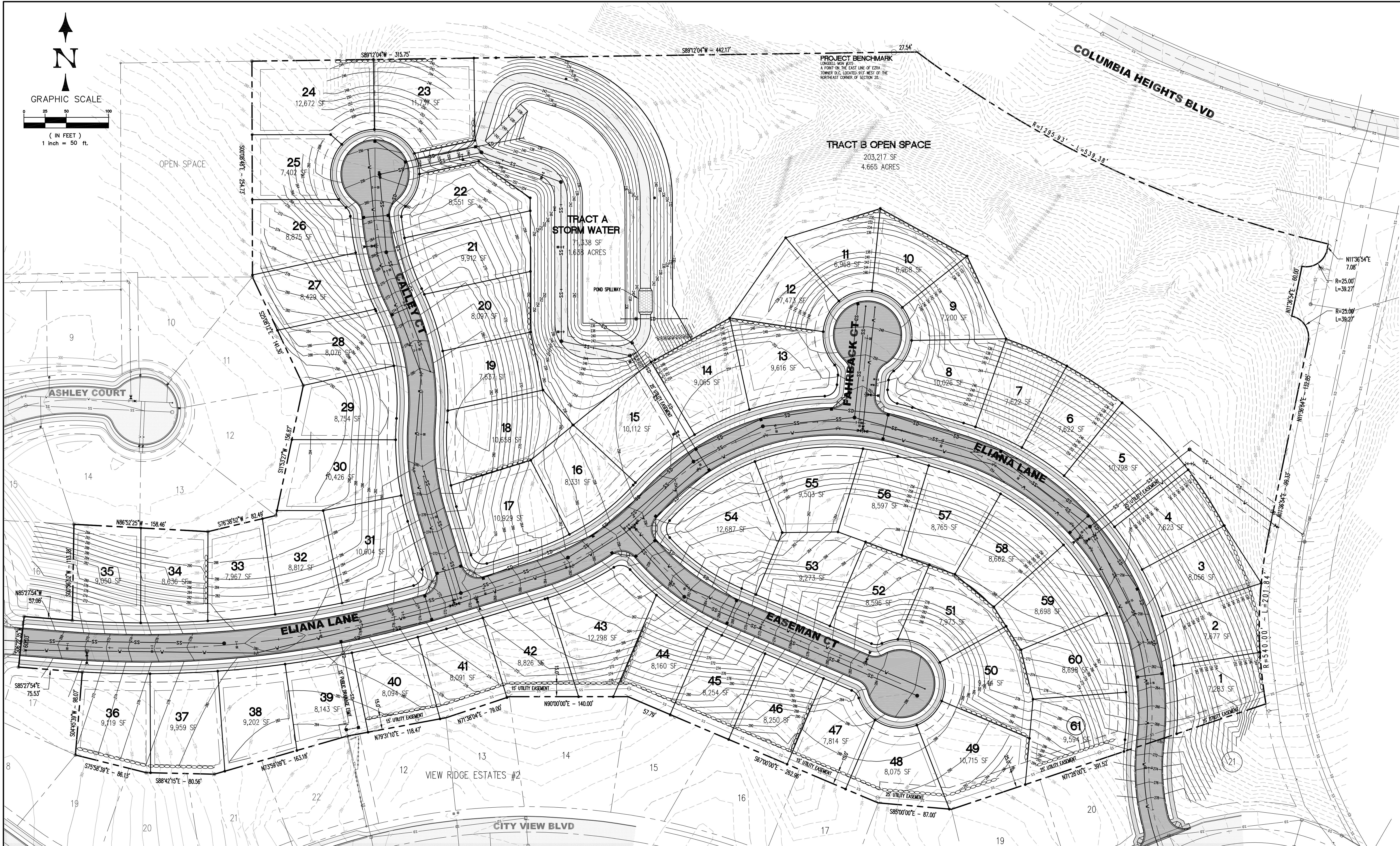
1. STREET SURVEY MONUMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LONGVIEW STANDARD ST-180.
2. A 10' UTILITY EASEMENT SHALL BE RECORDED AT THE FRONT OF EACH LOT.
3. BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT: 20 FT
SIDE: 5 FT
REAR: 10 FT



0 PRELIMINARY PLAT APPLICATION SUBMITTAL	NL	05/15/19	EXISTING UTILITIES NOTE: THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555	STATE OF WASHINGTON PROFESSIONAL ENGINEER 07-29-2019	LATTA ENGINEERING PLLC Consulting Civil Engineers 5970 Birch Point Road, Blaine, WA 98230 Ph: 360 671 7002 info@lattaengineering.com 2019 (C) LATTA ENGINEERING PLLC. (ALL RIGHTS RESERVED)	JOB NO.: 16137 CITY FILE NUM. T.B.D. DESIGNED BY: NL DRAWN BY: KJ CHECKED BY: NL	HOMESITE DEVELOPMENT GROUP LLC 1906 BELMONT LOOP WOODLAND, WA 98674	SUBDIVISION PLAN THE VALE AT OVERLOOK PRELIMINARY PLAT CITY VIEW BOULEVARD, LONGVIEW, WA PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M. DATE: MAY 15, 2019 SCALE: H: 1" = 50' V: N/A	DRAWING: C - 3 SHEET: 3 OF 11
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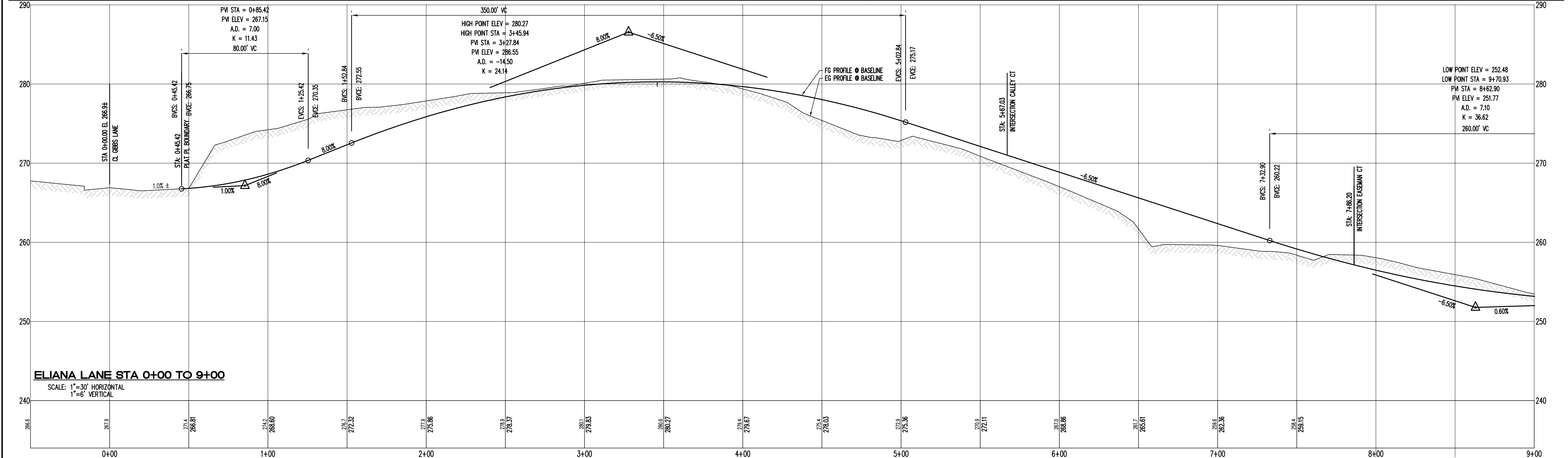
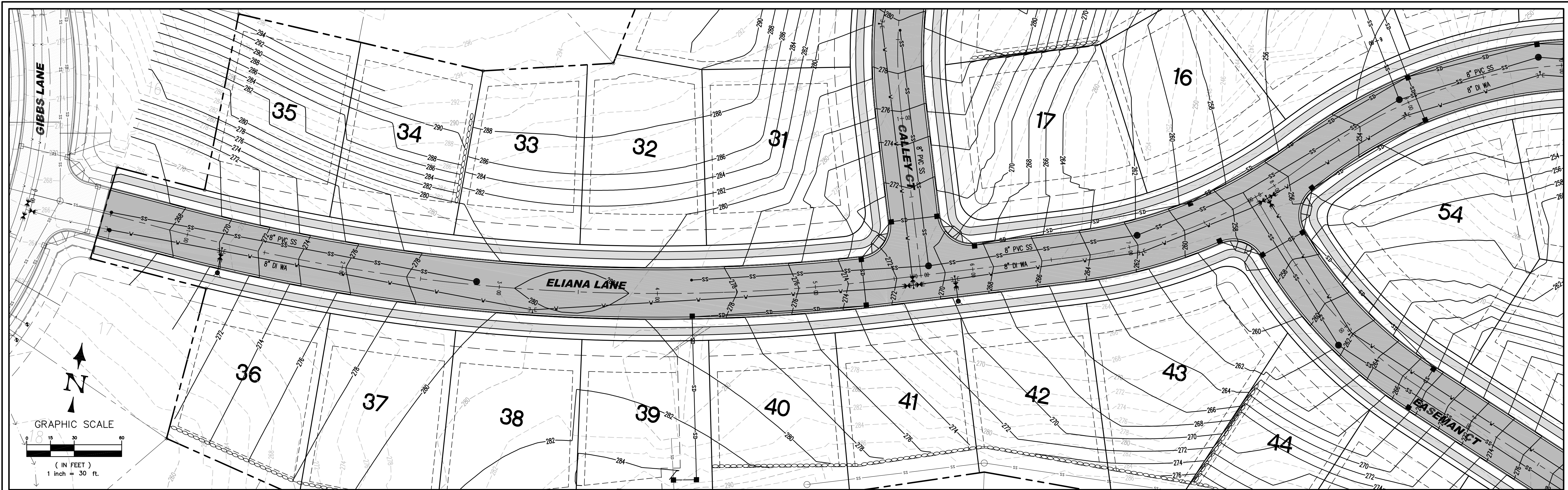
PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW ONLY

CITY PROJECT FILE #:



0 PRELIMINARY PLAT APPLICATION SUBMITTAL 1 ISSUED FOR GRADING PERMIT APPLICATION 2 REVISED PRELIMINARY PLAT SUBMITTAL 3 REVISED PRELIMINARY PLAT SUBMITTAL NO. REVISION BY DATE	05/15/19 06/22/19 07/12/19 07/29/19	EXISTING UTILITIES NOTE: THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555	STATE OF WASHINGTON PROFESSIONAL ENGINEER 37381 07-29-2019 LATTA ENGINEERING PLLC Consulting Civil Engineers 5970 Birch Point Road, Blaine, WA 98230 Ph: 360 671 7002 info@lattaengineering.com 2019 (C) LATTA ENGINEERING PLLC. (ALL RIGHTS RESERVED)	JOB NO.: 16137 CITY FILE NUM. T.B.D. DESIGNED BY: NL DRAWN BY: KJ CHECKED BY: NL	HOMESITE DEVELOPMENT GROUP LLC 1906 BELMONT LOOP WOODLAND, WA 98674	GRADING / COMPOSITE UTILITY PLAN THE VALE AT OVERLOOK PRELIMINARY PLAT CITY VIEW BOULEVARD, LONGVIEW, WA PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M. DATE: MAY 15, 2019 SCALE: H: 1" = 50' V: N/A	DRAWING: C - 4 SHEET: 4 OF 11 CITY PROJECT FILE #:
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PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW ONLY



NO.	REVISION	BY	DATE
0	PRELIMINARY PLAT APPLICATION SUBMITTAL	NL	05/15/19
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2	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/29/19
3			

NO.	REVISION	BY	DATE

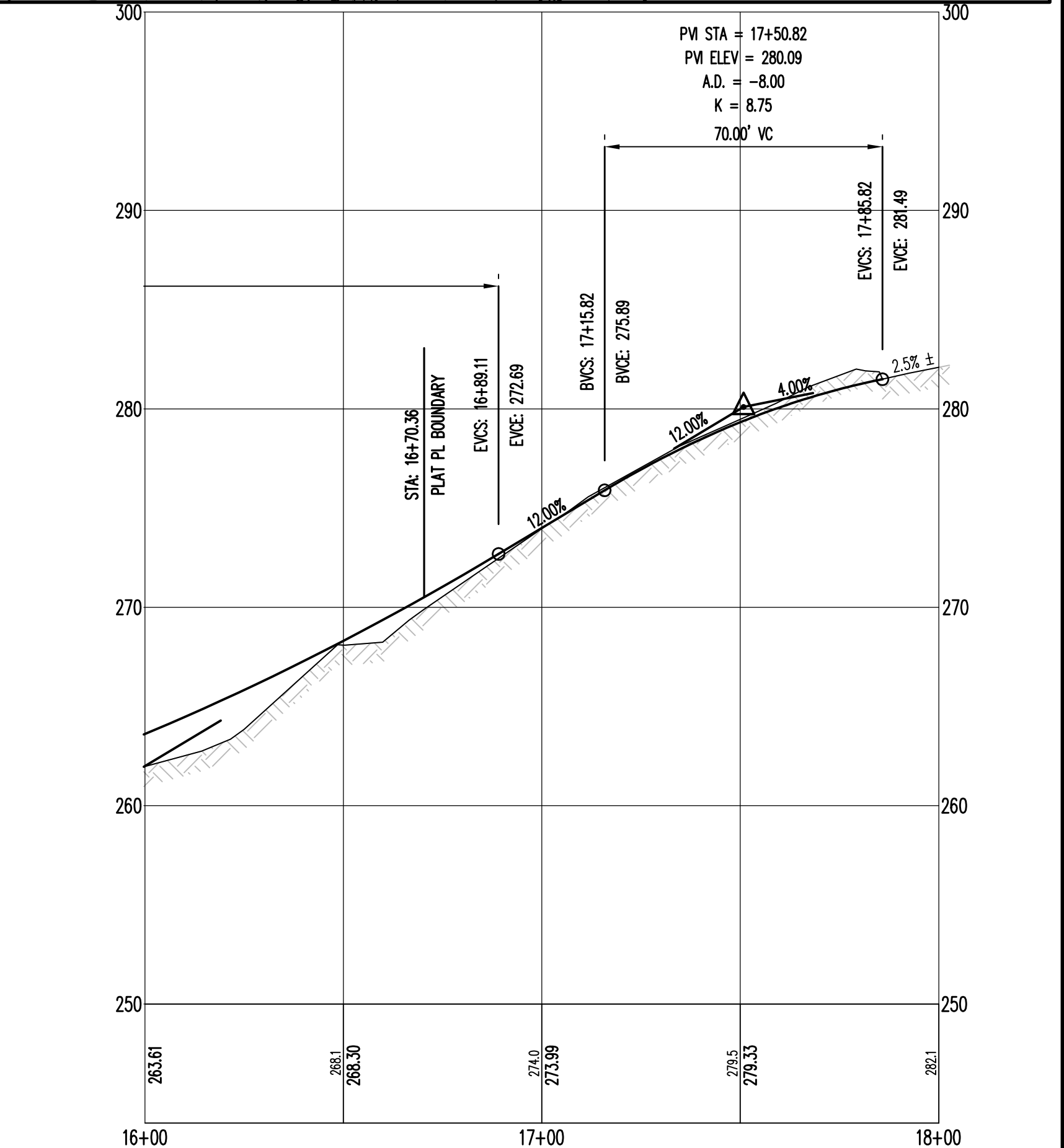
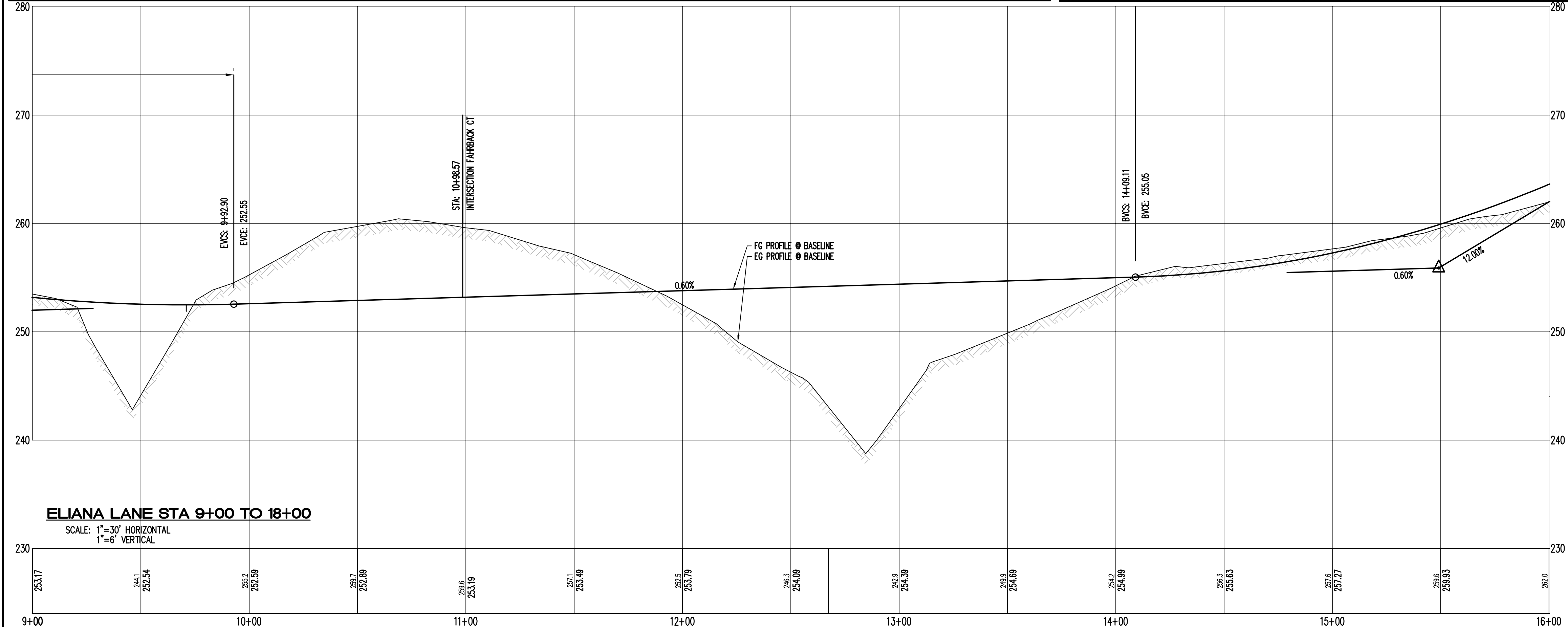
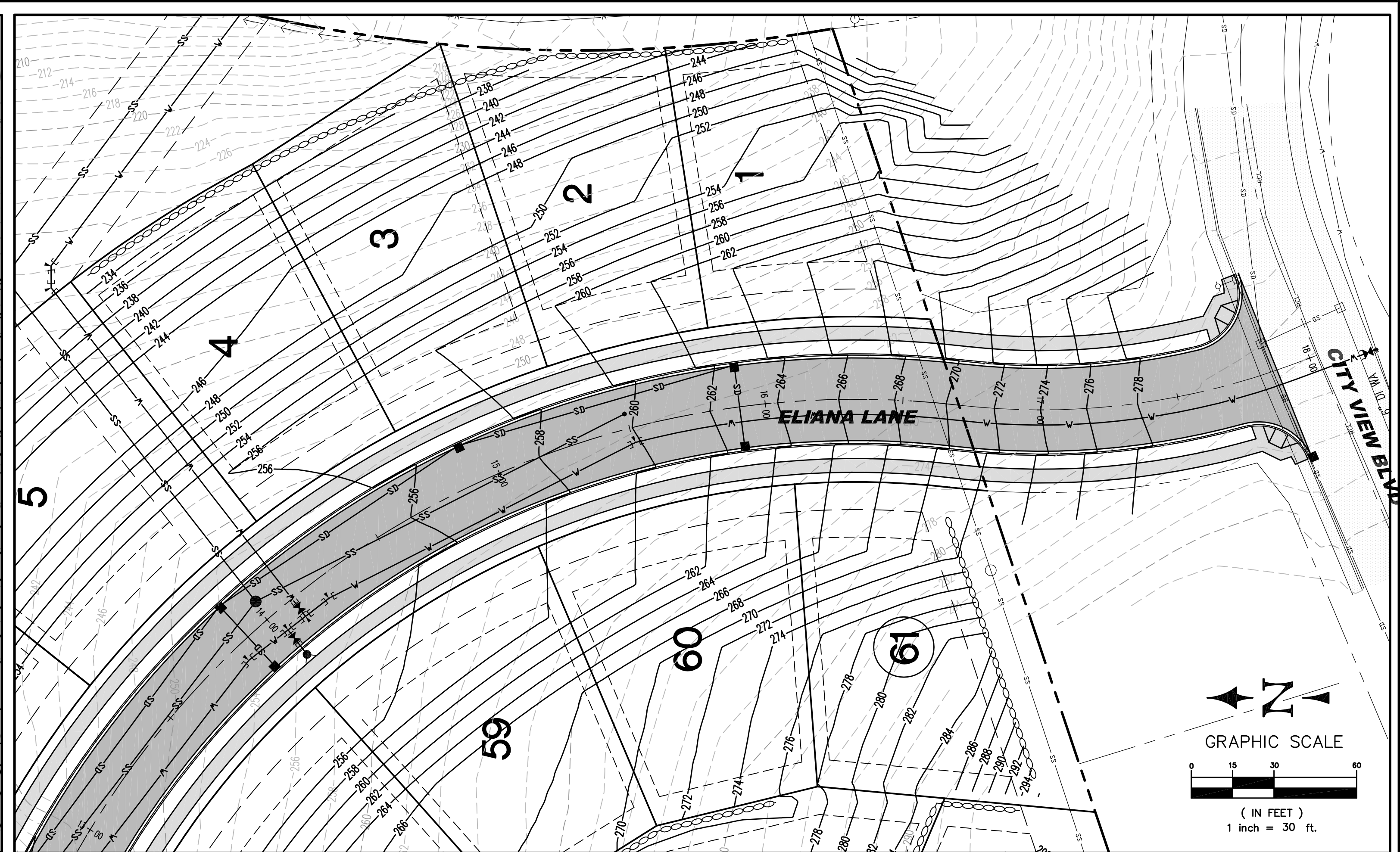
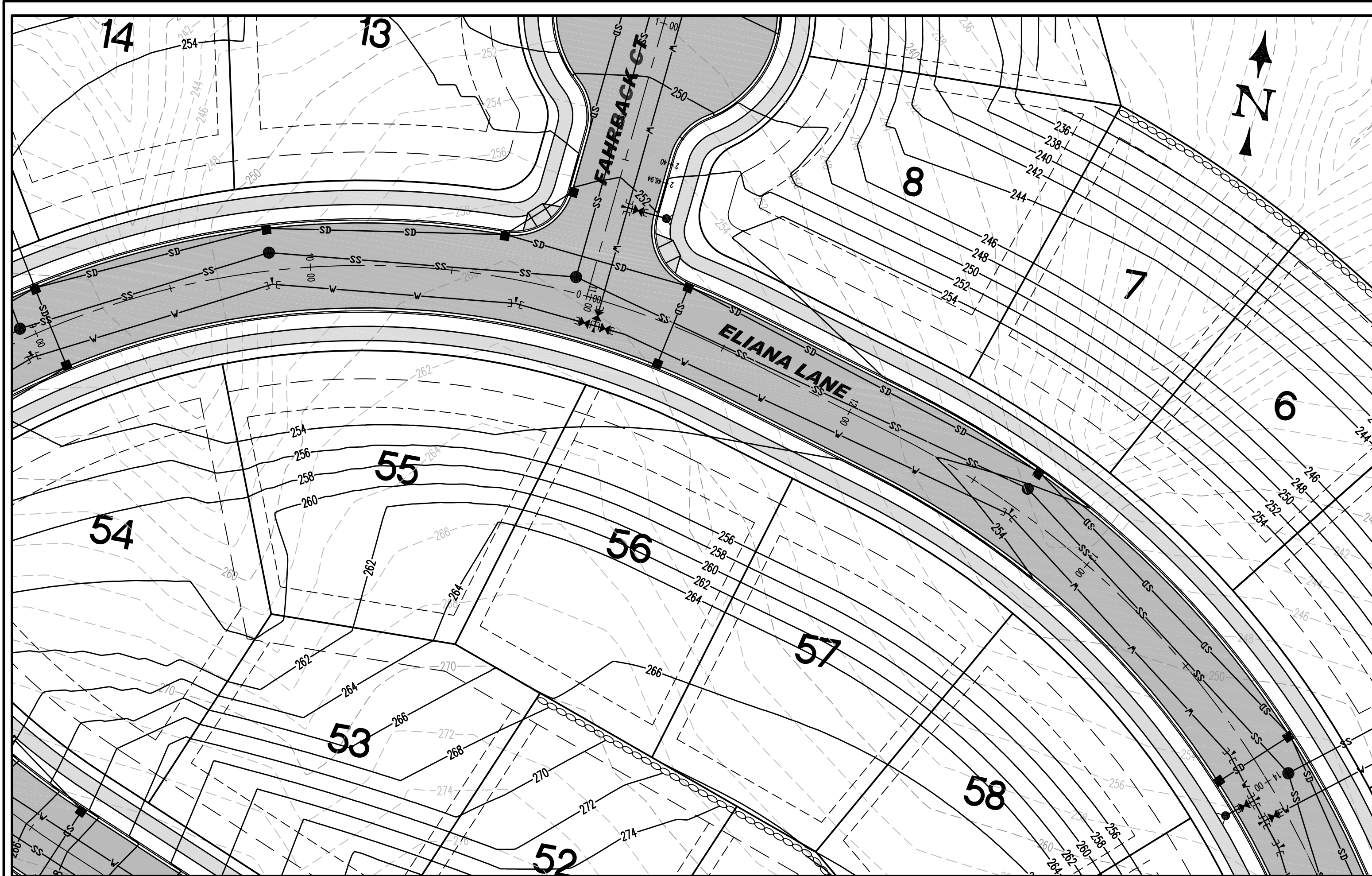
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Consulting Civil Engineers
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HOMESITE DEVELOPMENT GROUP, LLC
1906 BELMONT LOOP
WOODLAND, WA 98674

ROAD PLAN / PROFILE AND UTILITIES
ELIANA LANE: STA 0+00 TO 9+00
THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY VIEW BOULEVARD, LONGVIEW, WA
PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.

DRAWING:
C - 5
SHEET:
5 OF 11
DATE: MAY 15, 2019
SCALE: H: 1" = 30' V: 1" = 6'
CITY PROJECT FILE #:



NO.	REVISION	BY	DATE
0	PRELIMINARY PLAT APPLICATION SUBMITTAL	NL	05/15/19
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3			

EXISTING UTILITIES NOTE:
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JOB NO.:	16137
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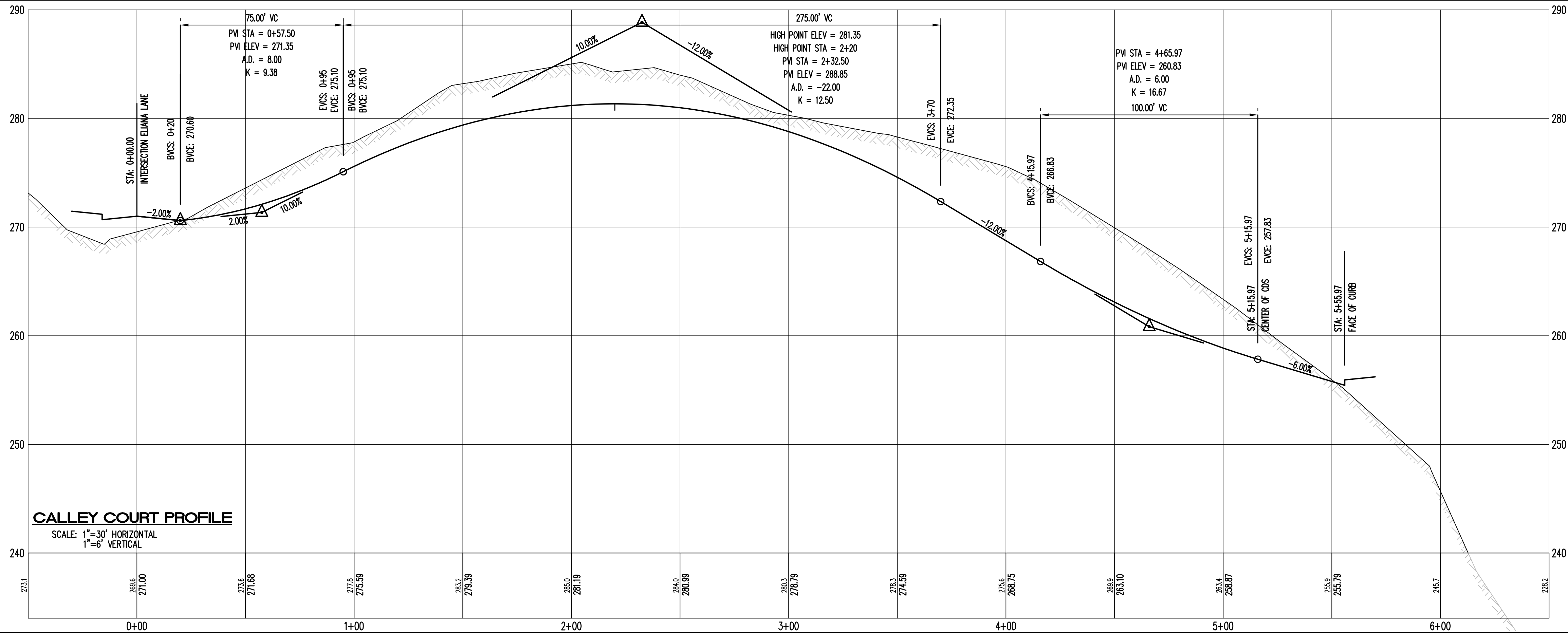
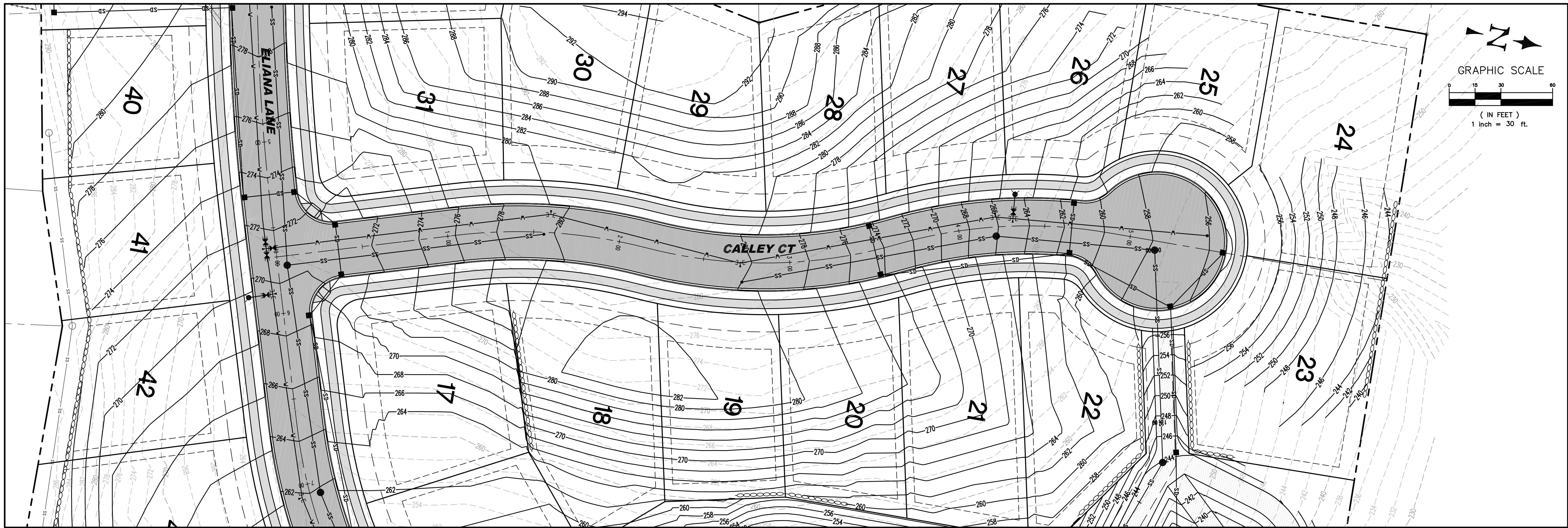
HOMESITE DEVELOPMENT GROUP, LLC
1906 BELMONT LOOP
WOODLAND, WA 98674

ROAD PLAN / PROFILE AND UTILITIES
ELIANA LANE: STA 9+00 TO 18+00
THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY VIEW BOULEVARD, LONGVIEW, WA
PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.
DATE: MAY 15, 2019
SCALE: H: 1" = 30' V: 1" = 6'

DRAWING:	C - 6
SHEET:	6 OF 11

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW ONLY

CITY PROJECT FILE #:



0	PRELIMINARY PLAT APPLICATION SUBMITTAL	NL	05/15/19
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NO.	REVISION	BY	DATE

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CITY FILE NUM.:
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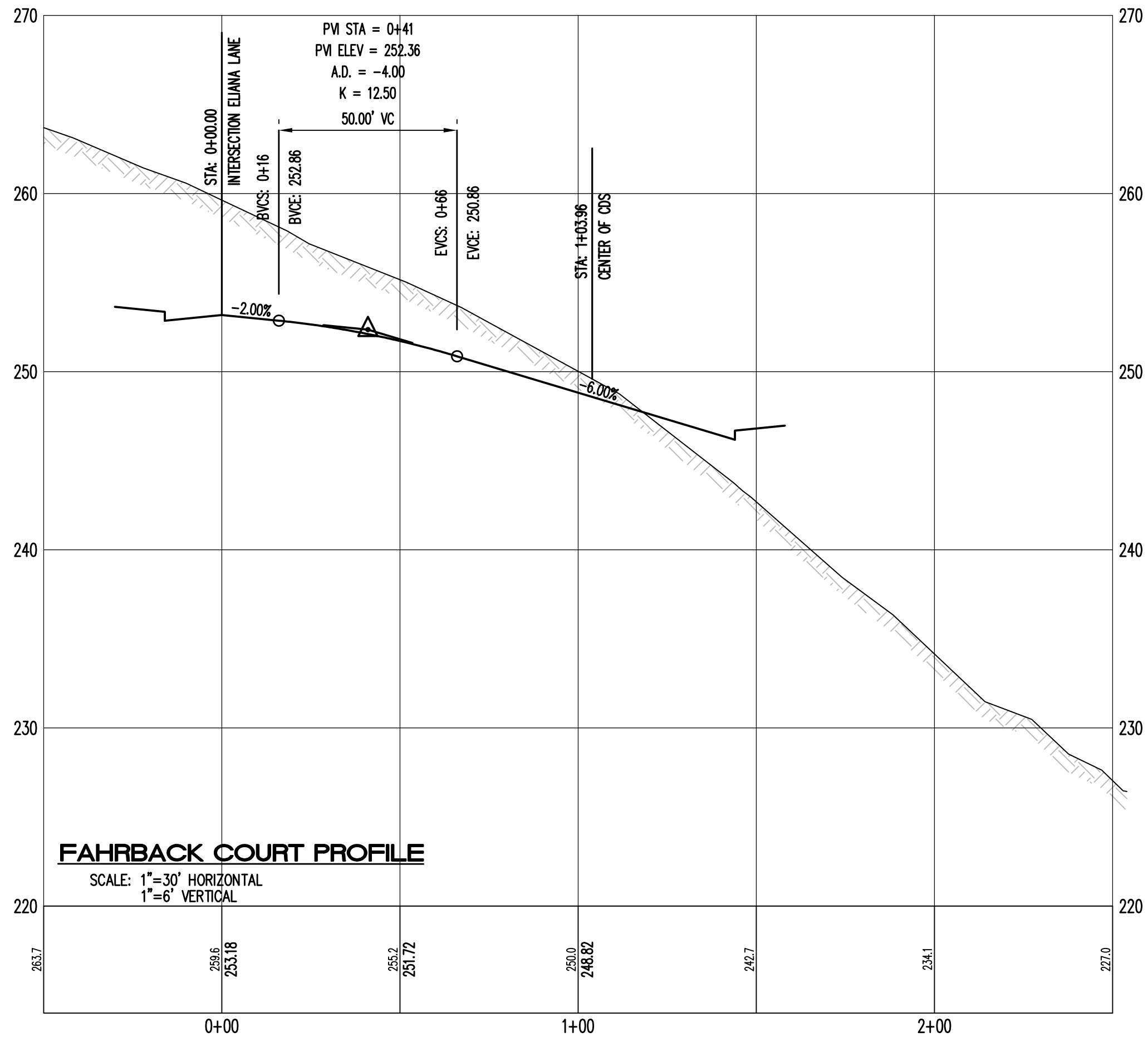
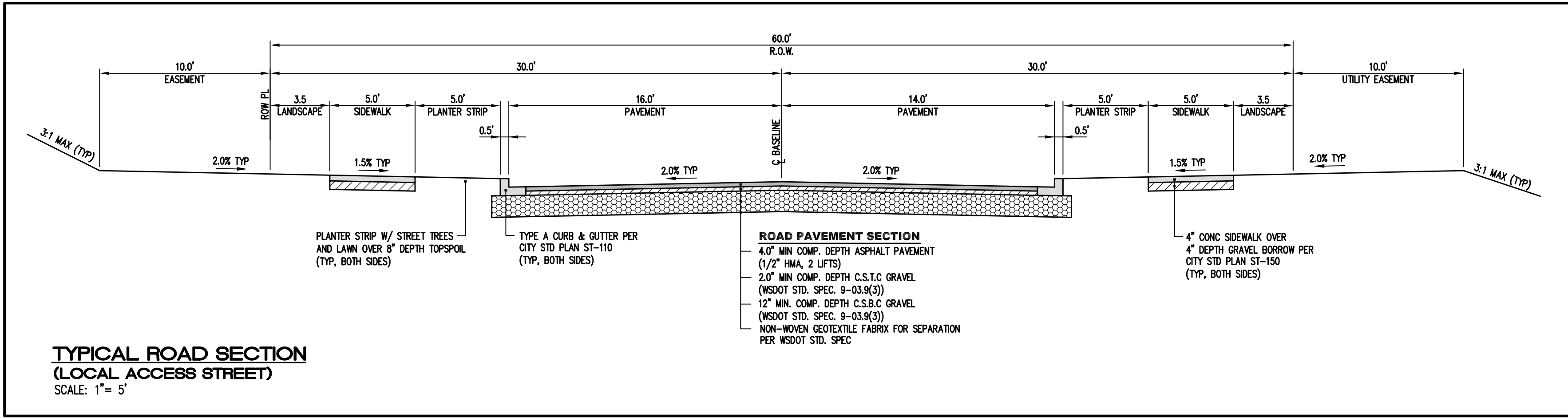
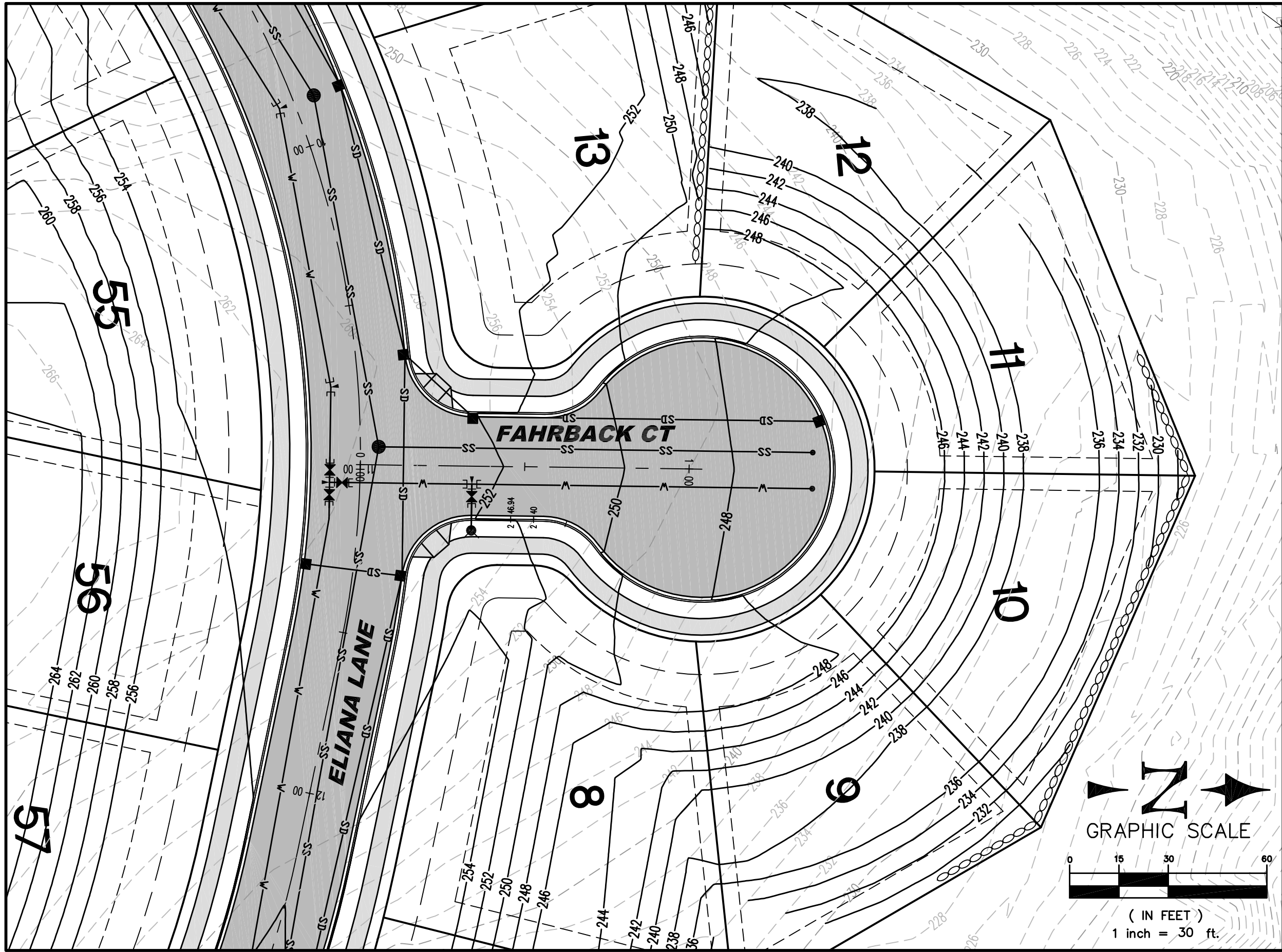
HOMESITE DEVELOPMENT GROUP, LLC
1906 BELMONT LOOP
WOODLAND, WA 98674

ROAD PLAN / PROFILE AND UTILITIES
CALLEY COURT
THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY VIEW BOULEVARD, LONGVIEW, WA
PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.
DATE: MAY 15, 2019
SCALE: H: 1" = 30' V: 1" = 6'

DRAWING: **C - 7**
SHEET: **7 OF 11**

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CITY PROJECT FILE #:



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1	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/12/19
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3			
NO.	REVISION	BY	DATE

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07-29-2019

LATTA ENGINEERING PLLC

Consulting Civil Engineers

5970 Birch Point Road, Blaine, WA 98230

Ph: 360 671 7002

info@lattaengineering.com

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CITY FILE NUM.	
DESIGNED BY:	NL
DRAWN BY:	KJ
CHECKED BY:	NL

HOMESITE DEVELOPMENT GROUP, LLC

1906 BELMONT LOOP
WOODLAND, WA 98674

ROAD PLAN / PROFILE AND UTILITIES

FAHRBACK COURT

THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY VIEW BOULEVARD, LONGVIEW, WA
PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.

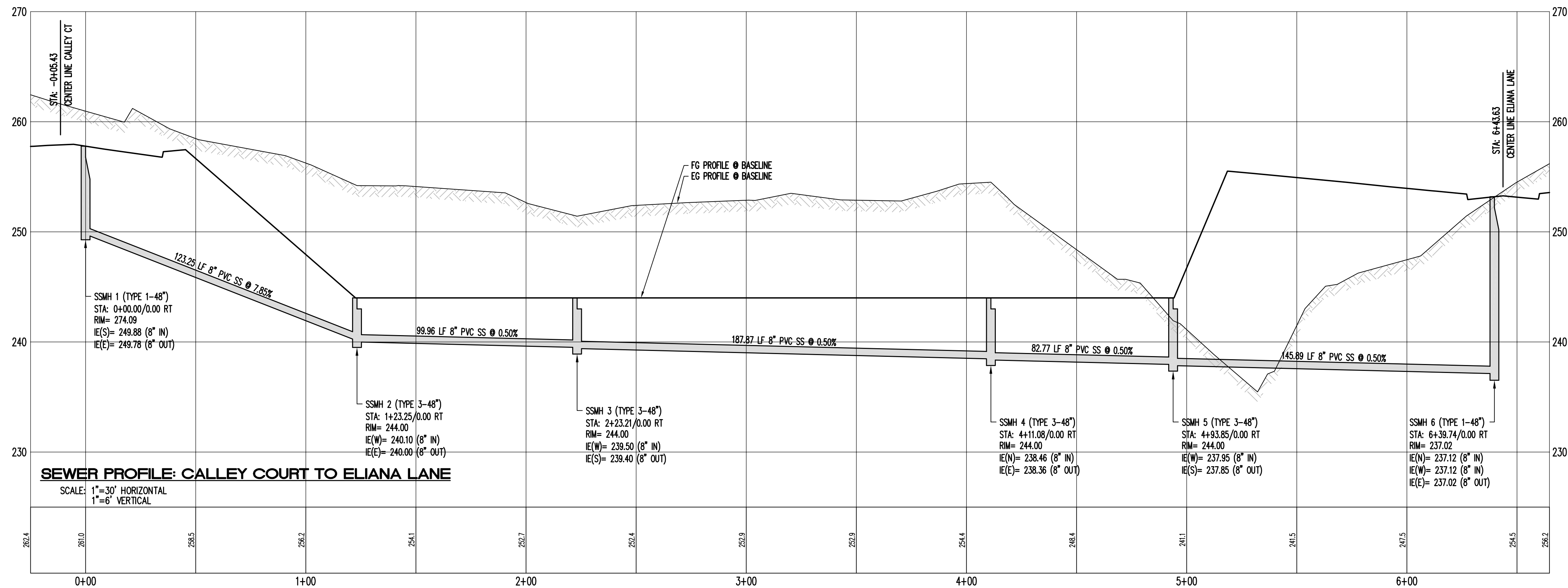
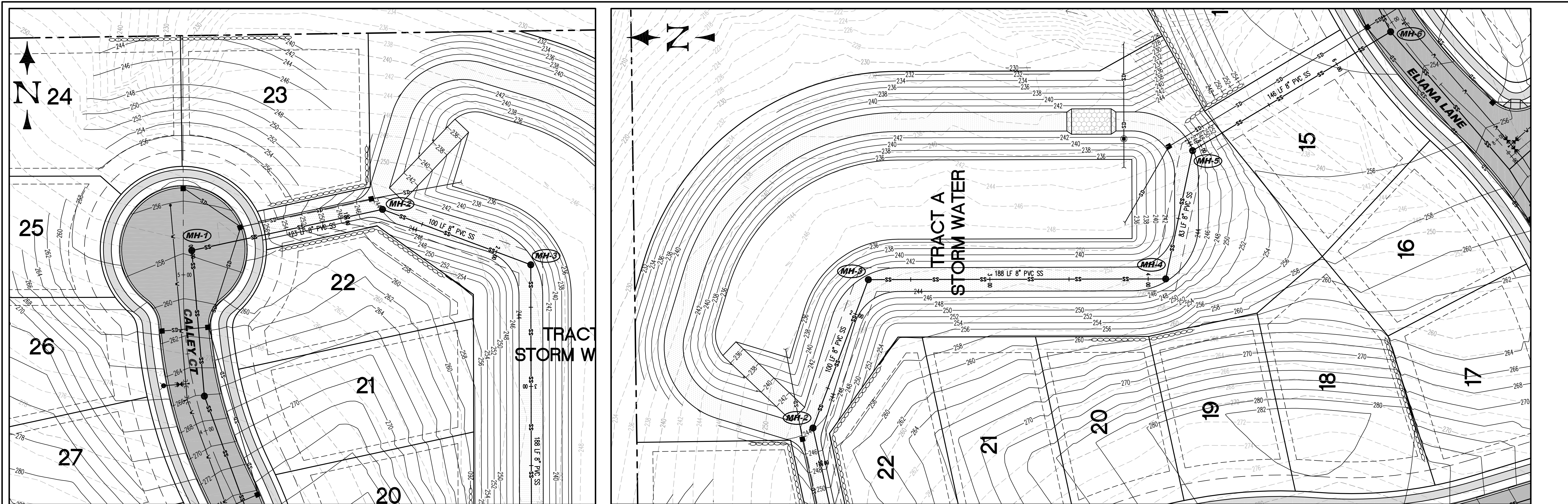
DATE:
MAY 15, 2019

SCALE:
H: AS SHOWN

V: AS SHOWN

DRAWING:
C - 9

SHEET:
9 OF 11



0	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/12/19
1	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/29/19
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3			
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1-800-424-5555**



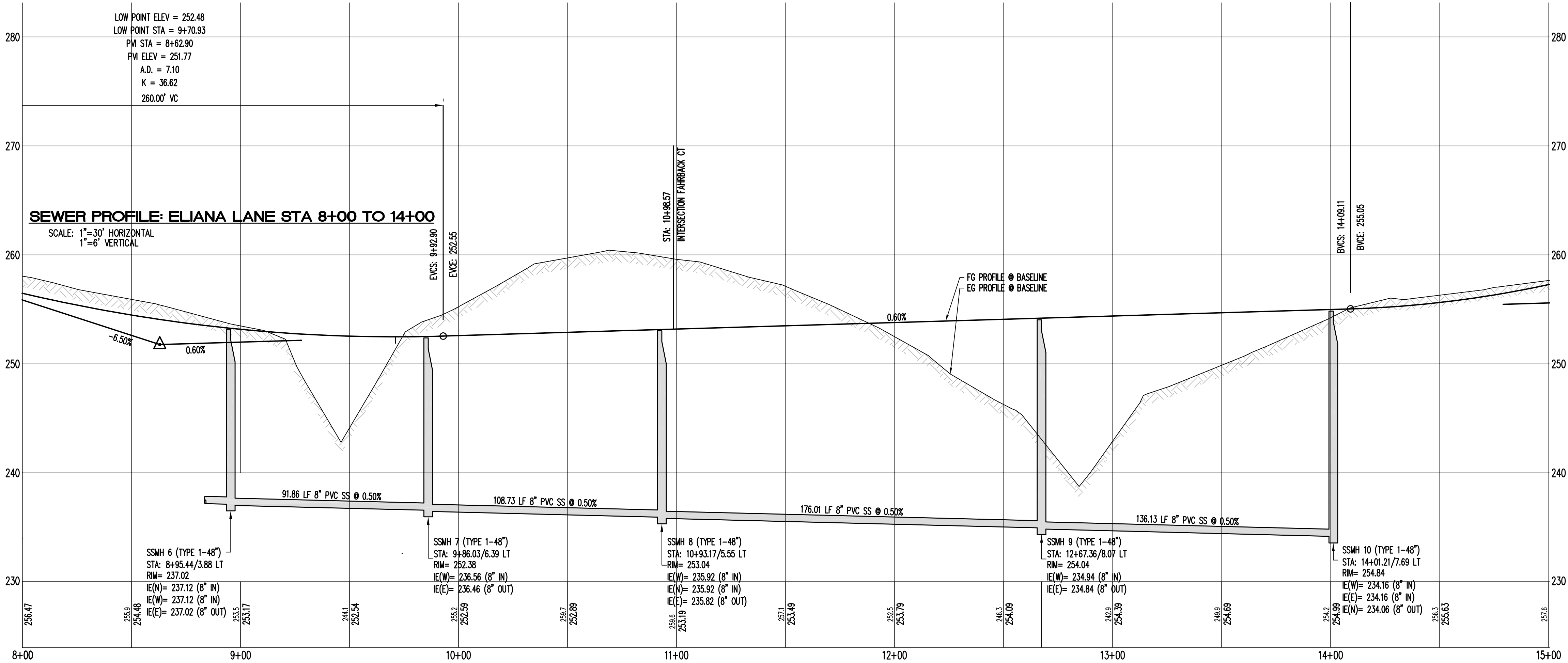
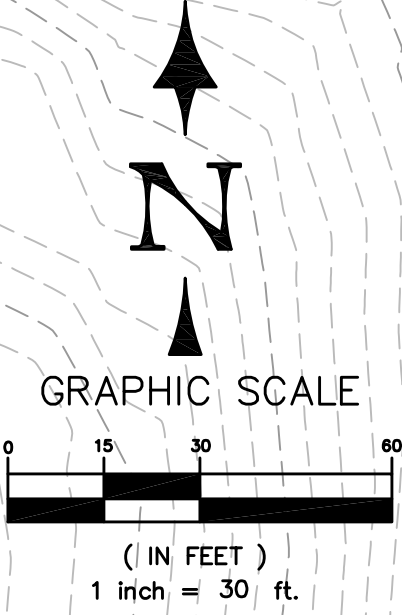
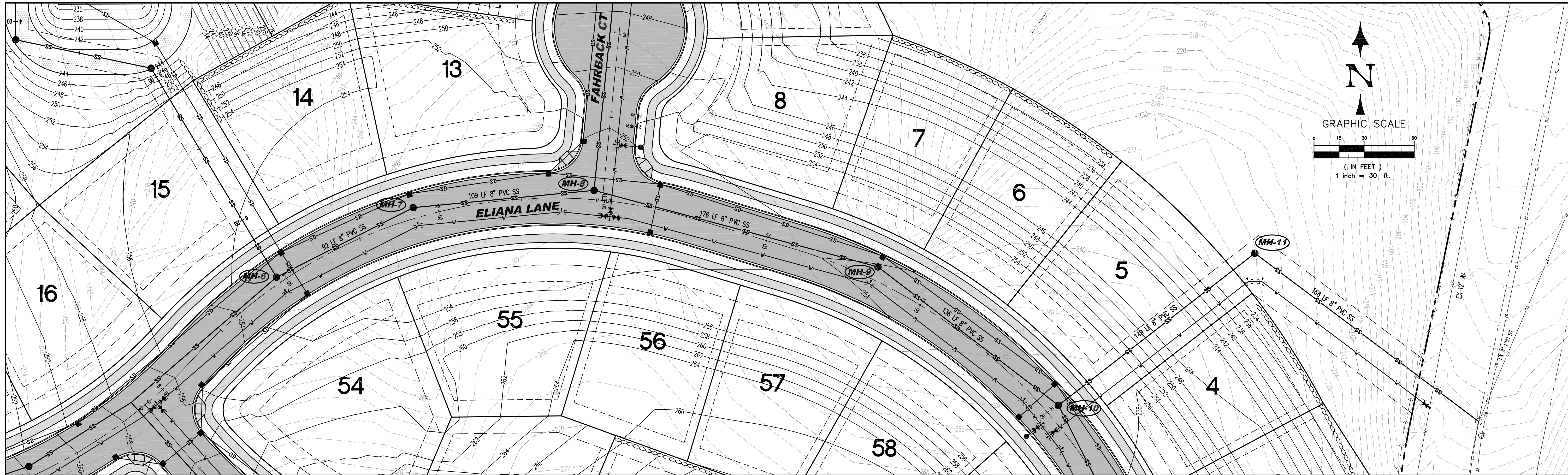
LATTA ENGINEERING PLLC
Consulting Civil Engineers
5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
info@lattaengineering.com
2019 (C) LATTA ENGINEERING PLLC. (ALL RIGHTS RESERVED)

JOB NO.:	16137
CITY FILE NUM.	
DESIGNED BY:	NL
DRAWN BY:	KJ
CHECKED BY:	NL

HOMESITE DEVELOPMENT GROUP, LLC
1906 BELMONT LOOP
WOODLAND, WA 98674

SEWER PLAN / PROFILE
CALLEY COURT TO ELIANA LANE
THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY VIEW BOULEVARD, LONGVIEW, WA
PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.
DATE: MAY 15, 2019
SCALE: H: 1" = 30' V: 1" = 6'

DRAWING:	C - 10
SHEET:	10 OF 11



0	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/12/19
1	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/29/19
2			
3			
NO.	REVISION	BY	DATE

EXISTING UTILITIES NOTE:
THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555



LATTA ENGINEERING PLLC
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5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
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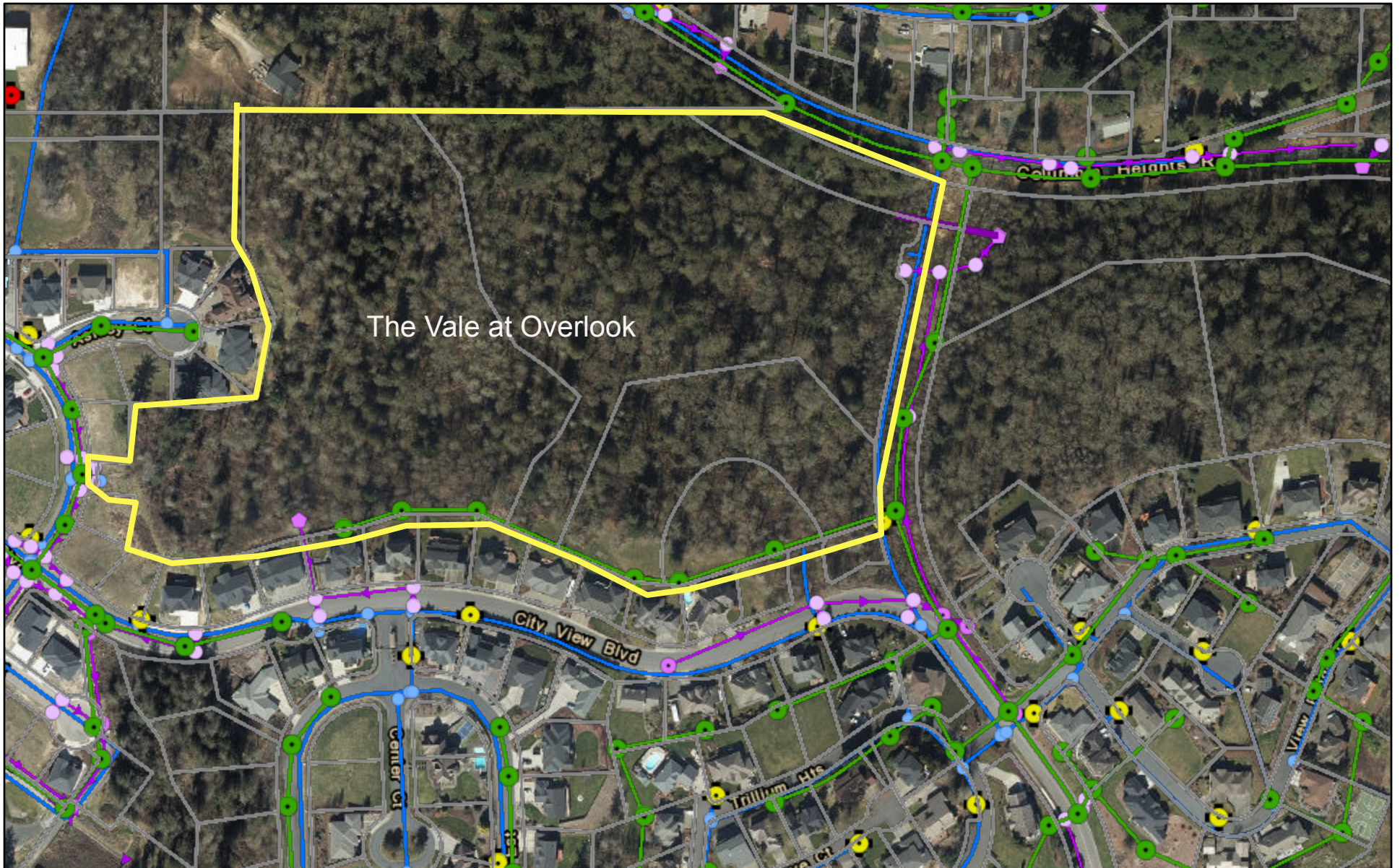
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WOODLAND, WA 98674

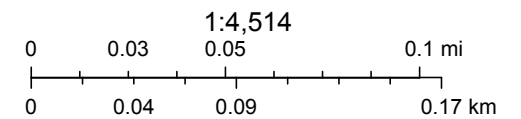
SEWER PLAN / PROFILE
ELIANA LANE STA 8+00 TO STA 14+00
THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY VIEW BOULEVARD, LONGVIEW, WA
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DATE: MAY 15, 2019
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DRAWING:	C - 11
SHEET:	11 OF 11

City of Longview



8/16/2019, 2:30:49 AM



City of Longview, WA - GIS Section, Esri, HERE, Garmin, (c) OpenStreetMap contributors, City of Longview, GIS Section, Source: Esri, DigitalGlobe,



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, August 21, 2019

7:00 PM

City Hall

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

1. **ROLL CALL**

Chairman Collins called the special meeting of the Planning Commission to order at 7:00 p.m.

Present: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Member Shawn Marvin, Member Christine Schott, Member Ray Van Tongeren

Absent:

Staff Present: Adam Trimble, Planner; Steve Shuman, Assistant City Attorney; John Brickey, Community Development Director/Building Official; Ken Hash, City Engineer; Lisa Vertrees, Administrative Assistant

2. **MINUTES**

19-000309 Minutes of the July 10, 2019 regular Planning Commission meeting.

A motion was made by Member Ray Van Tongeren, seconded by Member Christine Schott, to approve the regular Planning Commission meeting minutes of July 10, 2019. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Member Shawn Marvin, Member Christine Schott, Member Ray Van Tongeren

Nays: None

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None at this time

4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**

The Declaration of Ex Parte Communication and Appearance of Fairness was read by Mr. Trimble.

5. **PUBLIC HEARINGS**

19-000311 PC 2019-3 THE VALE AT OVERLOOK PRELIMINARY PLAT SUBDIVISION APPLICATION**RECOMMENDED ACTION:**

Motion to adopt the findings of fact and conditions of approval in the staff report and forward a recommendation of approval to the City Council for the proposed preliminary subdivision plat for The Vale at Overlook phases 1-2 with conditions.

Mr. Trimble reviewed the staff report.

The proposed plat will be 22.73 acres with up to 30 dwelling units per gross acre and 4.89 acres of open green space. The plat had been approved in the past, but it expired. If approved, the preliminary plat will be good for 5 years.

Staff findings are consistent with the 1991 approvals.

Applicant Lee Picculel explained a consultant has been hired to work with the Stormwater requirements. He plans on clearing the entire site, and stabilizing the soils. Development is anticipated in Spring of 2020. Staff, Adam Trimble noted the preliminary plat approval is valid for 5 years.

Chairman Collins opened the Public Hearing. The following citizens spoke:

Judith Nakashima

Preston Wirth

Eleanor Lathrop

Linda Wilson

JoAnn Crayne

Mark Cutting

Lee Picculel

Jeff Gray

Hearing no other speakers, Chairman Collins closed the Public Hearing.

After some discussion, the following motion was made:

A motion was made by Member Ramona Leber, seconded by Member Ray Van Tongeren, to Adopt the findings of fact and conditions of approval in the staff report and forward a recommendation of approval to City Council for the proposed preliminary subdivision plat for the Vale at Overlook phases 1 and 2 with conditions. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Member Shawn Marvin, Member Christine Schott, Member Ray Van Tongeren

Nays: None

6. NON-PUBLIC HEARING ITEMS

19-000324 Discussion item: Consideration of zoning code text amendments to permit micro-distilleries in Commercial and Industrial Districts. Staff to provide more information at meeting.

After some discussion, staff will initiate the process to bring proposed language regarding code definitions and permitted uses for microbreweries and wineries to the Planning Commission. a public hearing will be set.

7. PLANNER'S REPORT

Planning:

- * *The Comp plan is still on hold as it needs to go before Council*
- * *Mt. Solo Estates final plat is being submitted*
- * *The RV park has applied for permits*
- * *Food truck discussions will most likely come to the Planning Commission in the future*

Public Works:

- * *Mid-block crossings being constructed on 3rd and 30th*
- * *Nichols Blvd. overlay is finishing up*
- * *The Transit center is being framed and roofed*
- * *Chip seal is being done*
- * *More pedestrian flashing beacons are being planned for next year*

8. OTHER BUSINESS

None at this time.

9. ADJOURNMENT

The September 4, 2019 Planning Commission meeting has been cancelled.

With no further business to discuss, the meeting adjourned at 8:41 p.m.

Lisa Vertrees, Recorder

From: [Mark Kuning](#)
To: [Adam Trimble](#)
Subject: Overlook development 61 homes
Date: Wednesday, August 21, 2019 6:07:32 PM

Dear Adam:

I am a homeowner at 2090 City View Blvd adjacent to the proposed development and have some serious concerns.

Currently there are about 100 homes and another 20 building lots in the City View/Trillium Heights/View Ridge Circle area. The proposed site serves as a green belt between the back of City View and Columbia Heights. This project will remove remaining traces of forestry, wildlife in a negative way.

ENVIRONMENT/WILDLIFE:

The development of the 61 homes will have a significant environmental impact. The wildlife that resides in that area include deer, elk, coyotes, rabbits, squirrels, chipmunks, and a variety of birds and owls.

As the area has developed, wildlife has been sandwiched into this smaller area, now being proposed to be eliminated. In addition, some of the area appears to be wetland but must not be designated as such. Have the environmental concerns been addresses as such?

The removal of the greenery will create once more an uncontrollable dustbowl of dirt in the air, once again clogging air intakes of neighbor's heat pumps, swimming pools, depositing unwanted messes on the entire existing houses in the area. At the top of the hill near Gibbs and City View, there is a stiff evening breeze that will distribute that dirt and dust clear down to Castleman and Cascade Way.

TRAFFIC:

The street on City View is getting busier with all the building on Gibbs Lane, Alexia Court and Ashley Court. All traffic to begin this project will entail heavy equipment travel up City View to Gibbs, and entering from the right. This will more than double the traffic near City View and Gibbs Lane when occupied and far more than that during construction. All of the traffic would impact City View Blvd negatively.

QUIET ENJOYMENT:

The residents in Longview Heights enjoy a quiet neighborhood, and this project will have a destructive effect on the existing residents. The prior development with Gibbs Lane and Alexia Court already created havoc on the neighborhood. The dust clouds, and the seemingly endless delays in finishing the work created a perpetual hazard with unattended equipment, attracting metal and equipment thieves to unfinished worksites.

For an area that is against the Methanol Plant in Kalama and the proposed coal export dock near Willow Grove, it seems to be an extreme swing of the pendulum in a project that creates this much environmental destruction.

I would suggest having an environmental study of the above along with a traffic study before considering approving even parts of this project.

Thank you for your consideration.

Mark Kuning FSCP Farmers Insurance
Insurance and Financial Services Agent
1556 3rd Avenue
Longview Wa 98632
360 425 3200 fax 360 578 1001

<https://agents.farmers.com/mkuning>



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From: [Preston Worth](#)
To: [Adam Trimble](#)
Subject: The Vale at Overlook
Date: Wednesday, August 21, 2019 1:31:35 PM

Comments and considerations:

- The area referenced for the Homesite - Vale at Overlook is currently a treed, vegetated area that will require extensive cuts, fills and retaining wall systems. Using native spoils for the fill sections require constant testing and monitoring for moisture and density to ensure optimum compaction, ultimately keeping the fills from slipping, how will this satisfactorily be accomplished?
- The sites existing conditions have a treed and vegetated corridor running along and parallel to the View Ridge North boundary line, backyard to the view Ridge homes, it's my suggestion that the City of Longview and the developer maintain the tree corridor as it exist (30' easement) to prevent dust erosion during construction and act as a buffer for noise & site barrier for the existing homeowners in the adjacent neighborhood as well as to provide a natural habitat for the bird life, deer and elk that currently use the area. The same scenario should apply to the area that parallels Columbia Heights Road, tree line should remain to prevent Nosie and echoing throughout the Vale (Valley).
- At the intersection points of Gibbs lane & Eliana Lane and City View & Eliana Lane I suggest that the developer and City of Longview consider a small round about to ensure that the motoring public slows down and navigate as they proceed to though the existing neighbor hoods, speed control!
- Please consider vehicle and horizontal sight distance at the above intersections for vehicular traffic the first phase of the development did not adequately address this issue and as a result we have had numerous near misses at the intersection of View Ridge and The Hill Estates.
- Erosion control measures must be maintained , storm water runoff on the sloped terrain is a serious issue.
- All proposed lots and areas outside of the roadway & ROW should remain treed and in a vegetated state until house plans are submitted for individual lots at which time the City of Longview upon permitting should allow only those trees necessary for the house construction footprint to be removed. Any additional tree removal must be permitted by the City of Longview and approved for removal by a licensed arborist only then if the tree is jeopardizing the structure or the health of the tree is compromised, make this and enforceable ordinance!
- Tree protection must be in place and maintained, prior to beginning of any construction, to damage to existing root , care and precautions will be necessary.

Preston R. Worth



City of Longview

Agenda Summary

RESOLUTION NO. 2310: DECLARING THE CITY'S INTENT TO AUTHORIZE A SALES AND USE TAX FOR AFFORDABLE HOUSING IN ACCORDANCE WITH SUBSTITUTE HOUSE BILL 1406

RECOMMENDED ACTION: MOTION TO APPROVE RESOLUTION NO. 2310, DECLARING THE CITY'S INTENT TO AUTHORIZE A SALES AND USE TAX FOR AFFORDABLE AND SUPPORTIVE HOUSING IN ACCORDANCE WITH SUBSTITUTE HOUSE BILL 1406

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Continue Effective Financial Management, Address Quality of Life Issues, and Preserve and Enhance Neighborhoods.

SUMMARY STATEMENT:

A primary concern of Council has been addressing housing opportunities for all Longview residents. In the 2019 legislative session, the state approved a local revenue sharing program for local governments by providing up to a 0.0146% local sales and use tax credited against the state sales tax for housing investments, available in increments of 0.0073%, depending on the imposition of other local taxes and whether our county also takes advantage. The tax credit is in place for up to 20 years and can be used for acquiring, rehabilitating, or constructing affordable housing; operations and maintenance of new affordable or supportive housing facilities; and, for smaller cities, rental assistance. The funding must be spent on projects that serve persons whose income is at or below sixty percent of the area median income. Cities can also issue bonds to finance the authorized projects. This local sales tax authority is a credit against the state sales tax, so it does not increase the sales tax for the consumer. There are tight timelines that must be met to access this funding source – the first is January 31, 2020 to pass a resolution of intent. The tax ordinance must then be adopted by July 27, 2020 to qualify for a credit. Assuming passage of the resolution of intent this evening, the tax ordinance will be presented on the October 10, 2019 Council agenda for consideration.

Attachments:

1. Res 2310 Resolution of Intent - Housing Tax Credit

A RESOLUTION DECLARING THE CITY’S INTENT TO AUTHORIZE A SALES AND USE TAX FOR AFFORDABLE AND SUPPORTIVE HOUSING IN ACCORDANCE WITH SUBSTITUTE HOUSE BILL 1406

WHEREAS, in the 2019 Regular Session, the Washington State Legislature approved, and the Governor signed, Substitute House Bill 1406 (Chapter 338, Laws of 2019) (“SHB 1406”); and

WHEREAS, SHB 1406 authorizes the governing body of a city to impose a local sales and use tax for the acquisition, construction or rehabilitation of affordable housing or facilities providing supportive housing, and for the operations and maintenance costs of affordable or supportive housing; and

WHEREAS, the tax must be used to assist persons whose income is at or below sixty percent of the city median income; and

WHEREAS, in order for the City or county to impose the tax, within six months of the effective date of SHB 1406, or January 28, 2020, the Council must adopt a resolution of intent to authorize the maximum capacity of the tax, and within twelve months of the effective date of SHB 1406, or July 28, 2020, must adopt legislation to authorize the maximum capacity of the tax; and

WHEREAS, the City Council now desires to declare its intent to impose a local sales and use tax as authorized by SHB 1406 as set forth herein;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF LONGVIEW:

Section 1. Resolution of Intent. The City Council declares its intent to adopt legislation to authorize the maximum capacity of the sales and use tax authorized by SHB 1406 within one year of the effective date of SHB 1406, or by July 28, 2020.

PASSED by the City Council of Longview, Washington, and approved by its Mayor this _____ day of _____, 2019.

Mayor

ATTEST:

City Clerk



City of Longview

Agenda Summary

ACCESSIBILITY ADVISORY COMMITTEE RECOMMENDATION OF MEMBER REMOVAL

RECOMMENDED ACTION: APPROVE THE REMOVAL OF VICKI VANFOSSEN FROM THE ACCESSIBILITY ADVISORY COMMITTEE IN THE CATEGORY OF "DISABILITY-AT-LARGE"

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

Based on the attached letter from the Accessibility Advisory Committee (AAC) Chair, the AAC voted and approved removal of a board member who has missed more than five consecutive meetings. The AAC is a mayoral appointment, requiring council concurrence. At this time there are no applications to fill the "disability at large" appointment of Vicki vanFossen, but the Executive Office is currently doing annual recruitment for all boards so the mayor and council appointments committee will look at applications in November when appointments are made for 2020.

STAFF CONTACT:

Brian Loos, Safety Risk Manager
Don Jensen, Mayor

Attachments:

1. Accessibility Advisory Committee Letter to the Mayor

Bill Josh
08/21/2019
Accessibility Advisory Committee Chair
City of Longview

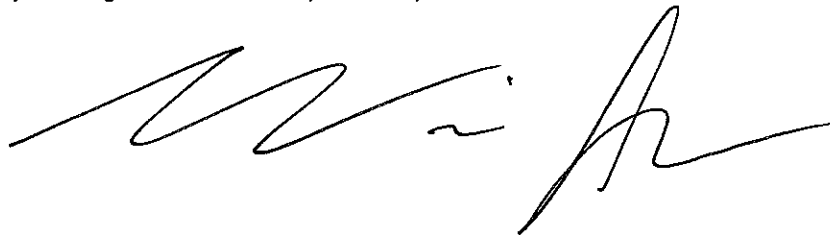
Dear Mayor Jensen & Council,

At the August 19th 2019 meeting for the Accessibility Advisory Committee, the agenda included an item to consider removing a member from the Committee due to lack of participation. Vicki vanFossen has missed more than 5 consecutive meetings, to include the previous meeting. The Committee discussed & voted & made a motion to recommend removal. The Accessibility Advisory Committee has been meeting consistently & has had great participation from members & staff to develop a plan & do the peoples work. This is an important Committee & every Committee Member understands this.

At this time we are asking that you consider removing Vicki vanFossen & soliciting a replacement for her position on the Committee.

Thank you for your support & for this consideration.

Bill Josh City of Longview Accessibility Advisory Committee Chair

A handwritten signature in black ink, appearing to read 'Bill Josh', with a stylized flourish at the end.



City of Longview

Agenda Summary

RECOMMENDATION FOR SHB 1406 FUNDS AUTHORIZING A SALES AND USE TAX FOR AFFORDABLE AND SUPPORTIVE HOUSING

RECOMMENDED ACTION: MOTION TO APPROVE THE COUNCIL COMMITTEE'S RECOMMENDATION FOR THE CITY OF LONGVIEW'S SHARE OF AFFORDABLE AND SUPPORTIVE HOUSING.

COUNCIL STRATEGIC INITIATIVES ADDRESSED:

Address quality of place issues
Preserve and enhance neighborhoods
Continue effective financial management

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The City Council has declared its intent to authorize a sales and use tax for affordable and supportive housing in accordance with SHB 1406. In the 2019 legislative session, the state approved a local revenue sharing program by providing up to a 0.0146% local sales and use tax credited against the state sales tax for housing investments. The credit to local jurisdictions is available in increments of 0.0073%, depending on the imposition of other local taxes and whether the county also takes advantage. The tax credit is in place for up to 20 years and can be used for acquiring, rehabilitating or constructing affordable housing; operations and maintenance of new affordable or supportive housing facilities; and for smaller cities such as Longview, rental assistance. The funding must be spent on projects that serve persons whose income is at or below sixty percent of the area median income. It has been estimated that the City of Longview's annual share of SHB 1406 funds will total \$72,000.

On Wednesday, August 28, 2019 the Council Committee on Homelessness discussed the various funding alternatives and developed the following recommendation for the City of Longview's share of affordable and supportive housing funds:

- Rental assistance
- Re-housing
- Housing Rehabilitation

Should Council approve Resolution No. 2310, it was the consensus of the Council Committee on Homelessness to allocate Longview's share among the above-referenced eligible uses and proceed with the issuance of Request for Proposals among service providers.

RECOMMENDED ACTION:

Motion to approve the Council Committee's recommendation for the City of Longview's share of affordable and supportive housing.

CONTACTS:

Scott Vydra, Councilmember
Chet Makinster, Councilmember
Ken Botero, Councilmember

Attachments: None



City of Longview

Agenda Summary

APPROVAL OF CLAIMS

RECOMMENDED ACTION: MOTION TO APPROVE 1ST HALF SEPTEMBER ACCOUNTS PAYABLE & 2ND HALF AUGUST PAYROLL

APPROVAL OF CLAIMS

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

FIRST HALF SEPTEMBER 2019 ACCOUNTS PAYABLE: \$1,391,238.41

SECOND HALF AUGUST 2019 PAYROLL:

\$86,260.89, checks no. 401-422

\$759,685.88, direct deposits

\$987,581.66, wire transfers

\$1,833,528.43 Total

STAFF CONTACT:

Kaylee Cody, City Clerk

John Baldwin, Fiscal Analyst

Chresta Larson, Human Resources Specialist

Attachments: None



City of Longview

Agenda Summary

PROJECT COMPLETION – MINT FARM REGIONAL WATER TREATMENT PLANT DISSOLVED OXYGEN INJECTION

RECOMMENDED ACTION:

MOTION TO ACCEPT AS COMPLETE THE MINT FARM REGIONAL WATER TREATMENT PLANT DISSOLVED OXYGEN INJECTION PROJECT.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Provide sustainable water quality & environmental infrastructure

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The Mint Farm Regional Water Treatment Plant Dissolved Oxygen Injection project has been completed in accordance with the plans and specifications under Contract No. 17-0420H-F entered into between the City of Longview and Tapani, Inc. The City Council must accept the project as complete before final contract closeout can be accomplished.

STAFF CONTACT:

Karl Enyeart, Project Engineer

Attachments: None



City of Longview

Agenda Summary

ORDINANCE NO. 3407 – VACATION OF A NORTHERLY 290 FEET OF ALLEY RIGHT-OF-WAY LOCATED BETWEEN 7TH AND 8TH AVENUES SOUTH OF HUDSON STREET (IN BLOCK #12, PLAT OF LONGVIEW #7)

RECOMMENDED ACTION:

MOTION TO ADOPT ORDINANCE NO. 3407

COUNCIL INITIATIVE ADDRESSED:

Strengthen economic conditions & create new opportunities

CITY ATTORNEY REVIEW: Required

SUMMARY STATEMENT:

After a public hearing on August 9, 2018, the City Council authorized staff to prepare an ordinance vacating the northerly 290 feet of alley right-of-way located between 7th and 8th Avenues south of Hudson Street (in Block #12, Plat of Longview #7), subject to payment of vacation fees in the amount of \$17,960.42. The vacation fees have been paid and Ordinance No. 3407 can be adopted to complete the right of way vacation.

FINANCIAL SUMMARY:

The vacation fees have been paid and deposited into the Arterial Street Fund.

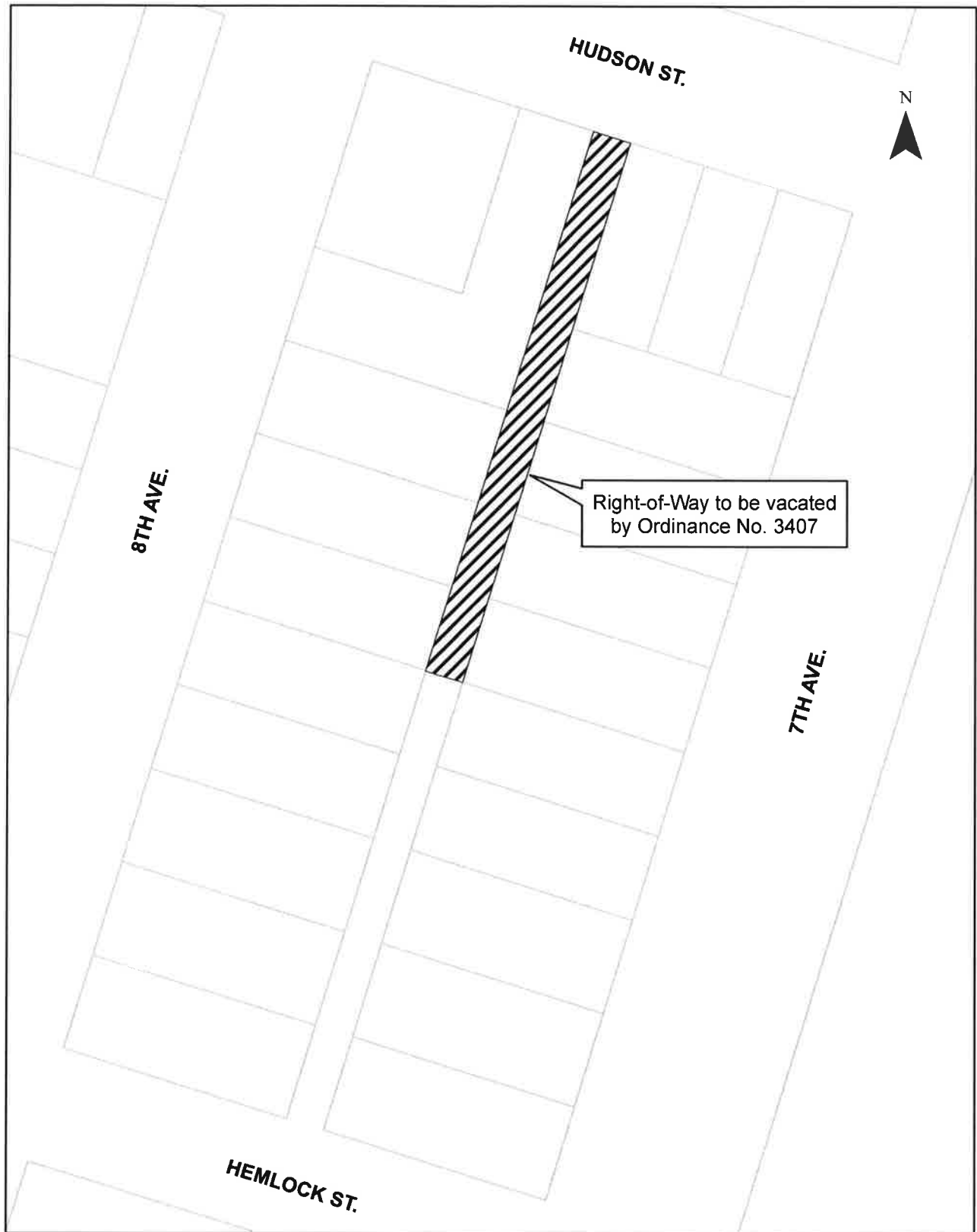
STAFF CONTACT:

Ken Hash, City Engineer

Attachments:

1. 7th.8th RoW Vac Map
2. Ord 3407 9.12.2019

**EXHIBIT A
7TH AVENUE TRUST
ALLEY RIGHT-OF-WAY VACATION**



ORDINANCE NO. 3407

An Ordinance vacating the northerly 290 feet of alley right-of-way located between 7th and 8th Avenues south of Hudson Street (in Block #12, Plat of Longview #7) as more particularly described hereinafter, located in the City of Longview, Cowlitz County, Washington.

WHEREAS, on or about the 5th day of June, 2018, the owner of Lots 1, 2, 3, 4, 5, 6, 17, 18, 19, 20, 21 and 22, Block #12, Plat of Longview #7 abutting a 20-foot wide section of alley right-of-way located in Block #12, Plat of Longview #7 in Section 34, Township 8 North, Range 2 West of the Willamette Meridian, more particularly hereinafter described, the same being a duly dedicated right of way located in the City of Longview, Cowlitz County, Washington, did file a petition in due and legal form for the vacation of a portion thereof, with the City Clerk of said City; and

WHEREAS, following due notice thereof a public hearing was duly held on said petition by the City Council on the 9th day of August, 2018, in the City Hall Council Chambers, at which time and place arguments and presentations favoring and opposing such street vacation were made and considered and the City Council, after having been fully advised of all of the facts, and after having considered all of the evidence for and against such vacation, determined that said petition should be granted, subject to the terms and conditions set forth herein;

NOW, THEREFORE, the City Council of the City of Longview do ordain as follows:

Section 1. That the following alley right of way, known as a strip of land 20-feet wide abutting Lots 1, 2, 3, 4, 5, 6, 17, 18, 19, 20, 21 and 22, Block #12, Plat of Longview #7, said strip being in Block #12, Plat of Longview #7, situated in Section 34, Township 8 North, Range 2 West of the Willamette Meridian, in the City of Longview, Cowlitz County, Washington, as shown on the attached Exhibit A, which is attached hereto and incorporated herein by this reference, and as more particularly described as follows:

Beginning at the southeast corner of Lot 17; thence North 15°02' East 290 feet; thence South 74°58' East 20 feet; thence South 15°02' West 290 feet; thence North 74°58' West 20 feet to the point of beginning

shall be, and the same is hereby, vacated, subject to the provisions of Sections 2, 3, and 4 hereof.

Section 2. The owners of the land abutting the portion of the right-of-way described above have paid to the City of Longview the amount of \$17,960.42, a sum equal to fifty percent (50%) of the appraised value of the vacated portion of the area, thereof, in accordance with Resolution No. 2290. Such value was calculated on a square foot basis using the value of the land abutting the vacation portion of said right-of-way as determined by the Cowlitz County Assessor.

Section 3. That a public utility easement is retained over, under, across and through the vacated land for the construction, repair, maintenance and operation of public and private utilities, and for ingress and egress to the easement area at any and all times for such utility purposes; until such time the vacated alley is incorporated into re-development of the properties identified in Section 1 of this ordinance and the utilities existing at that time are re-routed or abandoned in a manner acceptable to the utilities and at the cost of the property owner, successor or assigned, at which time the utility easement shall be released at no additional cost to the property owner, successor or assigned.

Section 4. That a public access easement is retained across the vacated land for public access to the alley south of the vacated land for ingress and egress through the easement area at any and all times; until such time the vacated alley is incorporated into re-development of the properties identified in Section 1 of this ordinance and alternative public access has been provided to the satisfaction of the public works director at the cost of the property owner, successor or assigned, or the remaining section of alley is vacated, at which time the public access easement shall be released at no additional cost to the property owner, successor or assigned. The public access easement shall provide for an unobstructed ten-foot wide,

continuous roadway surface comparable to the existing rock alley on the date of adoption of this ordinance.

Section 5. This Ordinance shall be published in the manner required by law and shall be deemed to be in full force and effect thirty (30) days thereafter, and the City Clerk, pursuant to the requirements of RCW 35.79.030, shall record a certified copy of this Ordinance with the Auditor for Cowlitz County, Washington.

Passed by the City Council this 12th day of September, 2019.

Approved by the Mayor this 12th day of September, 2019.

M A Y O R

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



City of Longview

Agenda Summary

APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH GORDON THOMAS HONEYWELL FOR STATE GOVERNMENTAL AFFAIRS/LEGISLATIVE LOBBYING SERVICES

RECOMMENDED ACTION: MOTION TO AUTHORIZE THE CITY MANAGER TO SIGN THE ATTACHED PROFESSIONAL SERVICES AGREEMENT WITH GORDON THOMAS HONEYWELL FOR STATE GOVERNMENTAL AFFAIRS/LEGISLATIVE LOBBYING SERVICES

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: All

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

In December 2017, the Council authorized the City Manager to enter into a contract with Gordon Thomas Honeywell for state governmental affairs/legislative lobbying services. The firm represented the City throughout the 2018 and 2019 legislative sessions. The Gordon Thomas Honeywell team led by Briahna Murray, Chelsey Hagar, Josh Weiss and Trevor Justin have proven themselves time and again in providing excellent service. Their efforts in Olympia were instrumental in forwarding the City's legislative agenda and in securing state funding for several of the City's capital projects.

Noteworthy projects for which capital funds were awarded in the 2018 and 2019 legislative sessions include R.A. Long Park Civic Center improvements, Public Safety Training Range, Beech Street extension project and the Shay Locomotive infrastructure improvements by way of a Heritage Grant award.

As set forth in the attached agreement, Gordon Thomas Honeywell shall provide the City with the following governmental affairs services:

- Provide the City with a daily presence in Olympia during the legislative session
- Identify and track legislation and proposed legislation that may impact the City
- During session, provide the City with weekly reports and legislative tracking lists
- Work with City Council and City Manager to develop and prioritize positions on relevant legislation
- Attend all relevant hearings and testify on behalf of City when appropriate
- Coordinate City officials to testify at relevant legislative hearings
- Lobby to amend, defeat or pass legislation or budgets that directly affect the City's interests
- Assist the City in developing a legislative agenda that includes state budget requests and lobby the legislature according to the legislative agenda

Gordon Thomas Honeywell has many years of experience, with several lobbyists as well as other expertise on staff. The GTH team are highly effective and well respected in Olympia. Looking ahead, Briahna Murray, Josh Weiss and Trevor Justin will serve as the primary points of contact for the City.

The attached proposal provides for a three year agreement beginning October 1, 2019 and ending on September 30, 2022.

STAFF CONTACT:

Kurt Sacha, City Manager

Attachments:

1. 2019 City of Longview - GTHGA Consulting Agreement JMc edits

CITY OF LONGVIEW CONSULTING AGREEMENT

This Agreement is entered into by and between City of Longview and Gordon Thomas Honeywell Governmental Affairs (hereinafter referred to as “Consultant”), upon the following terms and conditions:

A. Scope of Work. Consultant will advise and assist the City of Longview in accordance with Consultant’s Scope of Work, described in Attachment “A” hereto and incorporated herein, and Consultant will do and produce such other things as are set forth in the Scope of Work (the “Services”). Consultant’s Services will be in compliance with applicable laws, regulations, rules, orders, licenses and permits, now or hereinafter in effect, and Consultant shall furnish such documents as may be required to effect or evidence such compliance.

B. Compensation; Expenses. City of Longview will pay Consultant for satisfactorily rendered Services in accordance with the specific terms set forth in Attachment “A.”

C. Invoices; Payment. Consultant will furnish City of Longview invoices at regular intervals, as set forth in Attachment “A.”

D. Term. Consultant shall promptly begin the Services hereunder on the date set forth in Attachment “A” and shall terminate same on the date set forth in Attachment “A,” unless earlier terminated by mutual agreement. City of Longview or consultant may terminate consultant services for convenience at any time prior to the termination date set forth in Attachment A, provided that either party provides 30-day notice outside of the legislative session.

E. Ownership of Work Product. The product of all work performed under this agreement, including reports, and other related materials shall be the property of City of Longview or its nominees, and City of Longview or its nominees shall have the sole right to use, sell, license, publish or otherwise disseminate or transfer rights in such work product.

G. Independent Contractor. Consultant is an independent contractor and nothing contained herein shall be deemed to make Consultant an employee of City of Longview, or to empower consultant to bind or obligate City of Longview in any way. Consultant is solely responsible for paying all of Consultant’s own tax obligations, as well as those due for any employee/subcontractor permitted to work for Consultant hereunder.

H. Release of Claims; Indemnity. Consultant hereby releases, and shall defend, indemnify and hold harmless City of Longview from and against all claims, liabilities, damages and costs arising directly or indirectly out of, or related to, Consultant’s fault, negligence, strict liability or produce liability of Consultant, and/or that of any permitted employee or subcontract or Consultant, pertaining to the Services hereunder.

I. Assignment. Consultant’s rights and obligations hereunder shall not be assigned or transferred without City of Longview’s prior written consent; subject thereto, this Agreement shall be binding upon and inure to the benefit of the parties’ heirs, and successors.

J. Governing Law; Severability. This Agreement shall be governed by the laws of the State of Washington, U.S.A. (excluding conflict of laws provisions). If any term or provision of this Agreement is determined to be legally invalid or unenforceable by a court with lawful jurisdiction hereover, such term or provision shall not affect the validity or enforceability of any remaining terms or provisions of this Agreement, and the court shall, so far as possible, construe the invalid portion to implement the original intent thereof.

K. Dispute Resolution. Should any dispute arise concerning the enforcement, breach or interpretation of this Agreement, the parties shall first meet in a good faith attempt to resolve the dispute. In the event such dispute cannot be resolved by agreement of the parties, the venue for such dispute shall be Cowlitz County Superior Court.

L. Entire Agreement; Etc. This Agreement, and its incorporated attachments hereto, state the entire agreement between the parties regarding the subject matter hereof and supersede any prior agreements or understandings pertaining thereto. Any modification to this Agreement must be made in writing and signed by authorized representatives of both parties. Any provision hereof which may be reasonably deemed to survive the expiration or termination of this Agreement shall so survive, and remain in continuing effect. No delay or failure in exercising any right hereunder shall be deemed to constitute a waiver of any right granted hereunder or at law by either party.

Consultant:

Gordon Thomas Honeywell
Governmental Affairs

City of Longview:

Josh Weiss, Vice- President

Date: _____ Date: _____

**ATTACHMENT “A” TO
CITY OF LONGVIEW CONSULTING AGREEMENT**

A. Scope of Work: Consultant shall provide City of Longview with the following governmental affairs services:

- Provide the City with a daily presence in Olympia during the legislative session.
- Identify and track legislation and proposed legislation that may impact the City.
- During the legislative session, provide the City with weekly reports and legislative tracking lists. Provide verbal updates to City staff and the City Council at key times in the legislative cycle (e.g. before and after the legislative session).
- Work with the City Council and City Manager to develop and prioritize positions on relevant legislation. Draft letters, talking points, and other messages for City officials.
- Attend all relevant legislative hearings and testify on behalf of the City when appropriate.
- Attend all relevant legislative meetings, including weekly meetings hosted by the Association of Washington Cities to discuss legislation impacting all cities.
- Coordinate City officials to testify at relevant legislative hearings.
- Lobby to amend, defeat or pass legislation or budgets that directly affect the City’s interests.
- Strengthen relevant legislative relationships between the City, state legislators, and executive offices, including planning pre- and post- session meetings with the state legislative delegation to share the City’s legislative priorities and express appreciation for past legislative successes.
- Work with the City to develop a legislative agenda that includes state budget requests and lobby the legislature according to the legislative agenda.
- Engage in coalition building as needed to implement legislative agenda items.
- Register as the city’s lobbyist with the public disclosure commission.

B. Compensation/Expenses: City of Longview shall pay Consultant for completed work and for services rendered under this agreement in monthly installments as follows:

October 1, 2019 thru September 30, 2020 - \$37,080 per year;

October 1, 2020 thru September 30, 2021 - \$38,192 per year;

October 1, 2021 thru September 30, 2022 - \$39,337 per year.

The City of Longview shall reimburse the Consultant up to \$2,000 annually for communication and travel expenses such as:

- 1) A portion of AWC conference costs (pro-rata share with other city clients);
- 2) A portion of cell phone costs (pro-rata share with other city clients);
- 3) Travel meals; and,
- 4) Mileage reimbursement for travel necessary to fulfill the services outlined in this agreement, consistent with federal reimbursement rates.

- C. **Invoices/Payments:** (a) Consultant shall furnish City of Longview with invoices for services performed on a monthly basis, and (b) City of Longview shall pay each of Consultant's invoices within thirty (30) days after City's receipt and verification of invoices.
- C. **Term of Agreement:** Consultant's services shall commence on October 1, 2019 and shall terminate on September 30, 2022.



City of Longview

Agenda Summary

MIDYEAR GENERAL FUND FINANCIAL REVIEW

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Continue effective financial management

STAFF CONTACT:

Kurt Sacha, City Manager

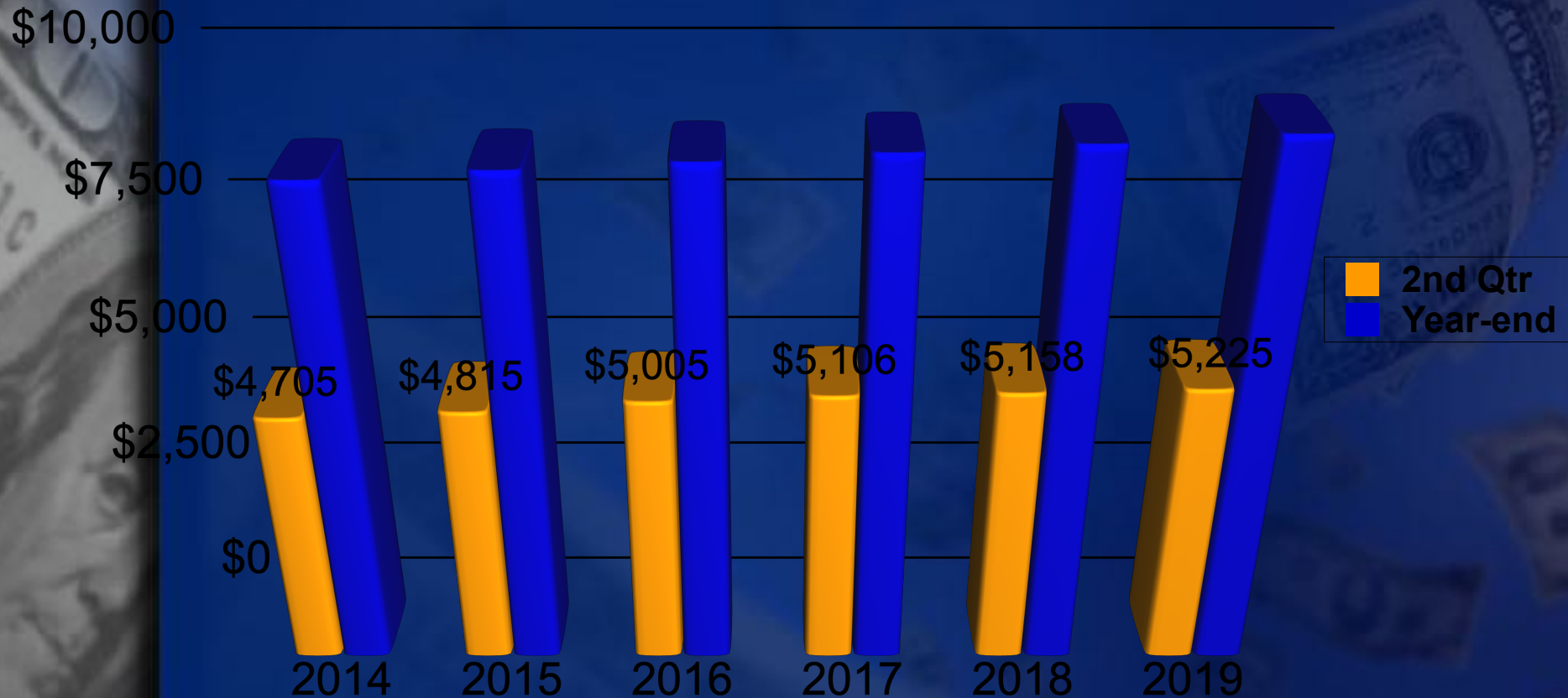
Attachments:

1. 2019 Q2 GENERAL FUND MID BIENNIAL REVIEW (2019 0912)

2019 Q2 General Fund Financial Review

City Council Meeting
September 12, 2019

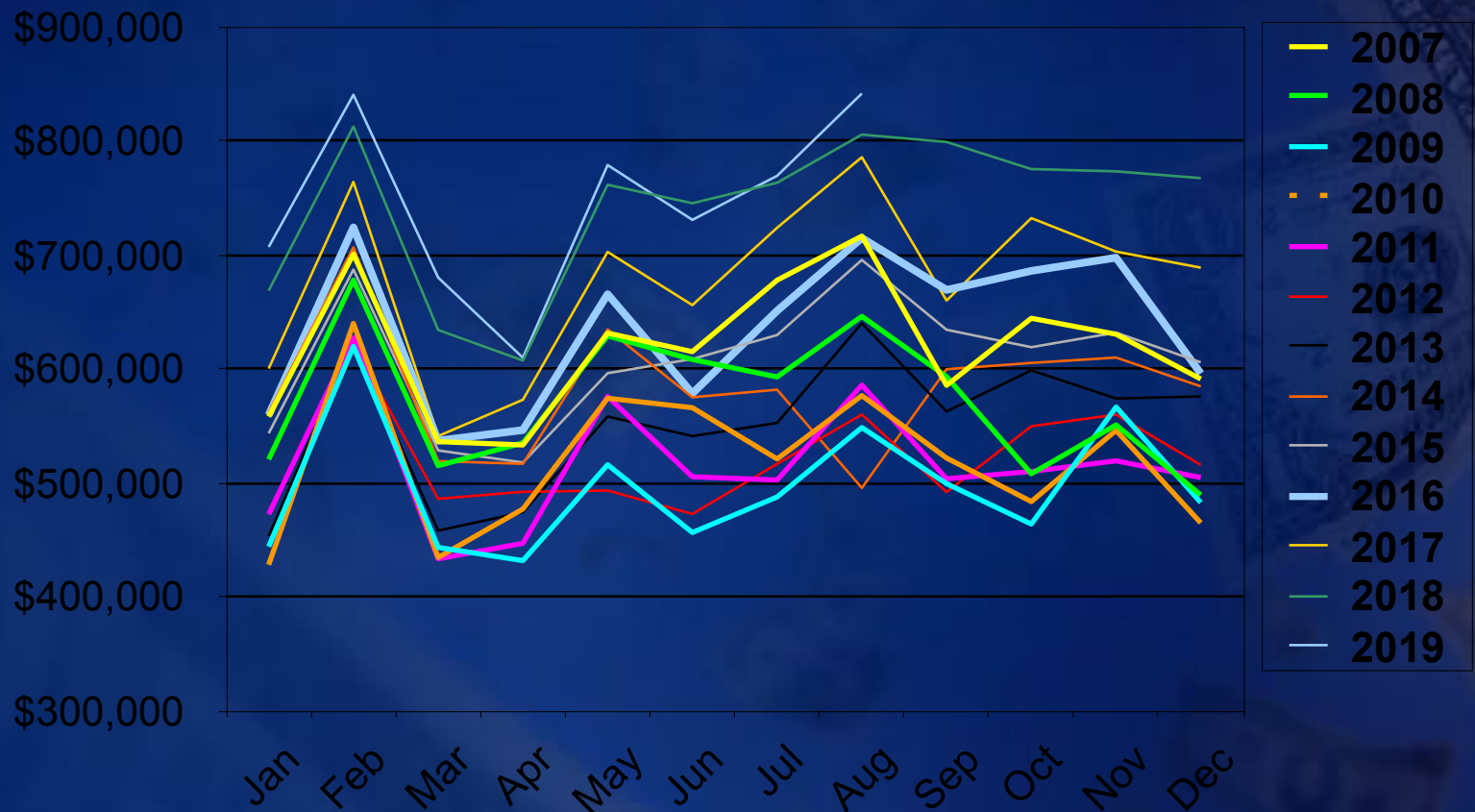
History of Property Taxes (in 000's)



2019 Budgeted Property Tax = \$9,425,000

Note: Property taxes in the amount of \$500,000 are dedicated to the Economic Development Fund for the Mint Farm Industrial Park.

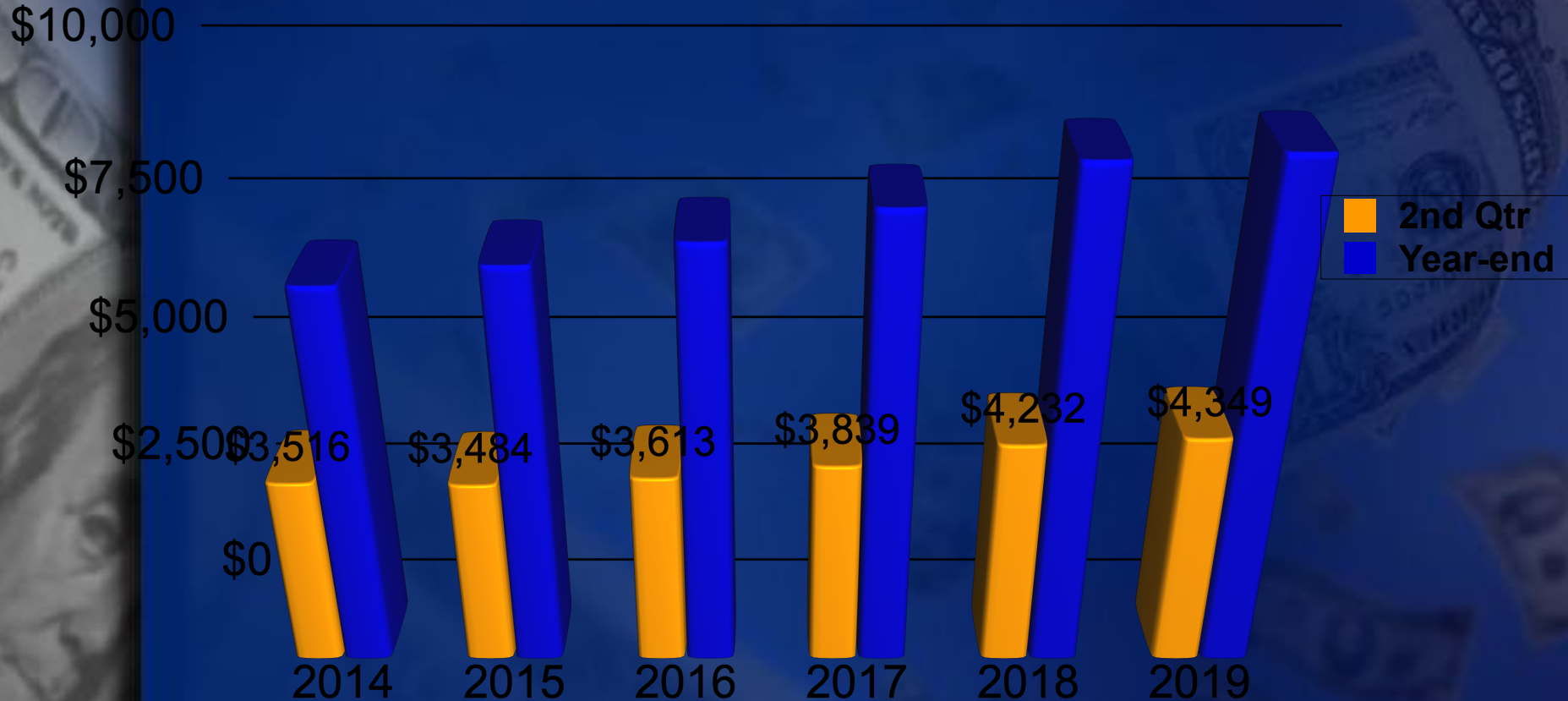
2019 Sales Tax by Month



Comment: "2019 sales tax receipts continue to grow at a modest pace."

History of Sales Taxes

(in 000's)

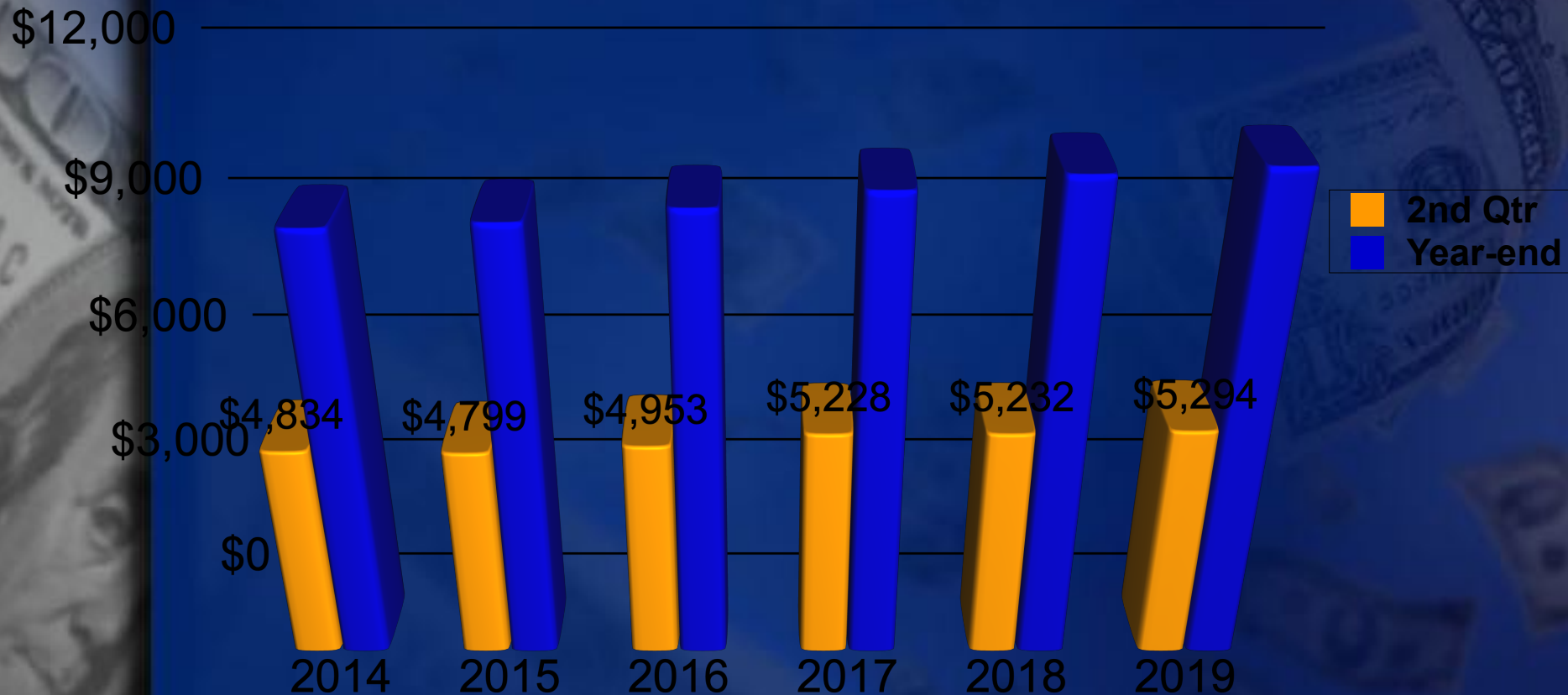


2019 Budgeted Sales Tax = \$8,843,770

Comment: "As of June 30, 2019, projected 2019 sales tax of \$9.10 million is \$118k more than 2018 actual sales tax collections of \$8.99m and represents a 1.3% increase."

History of B&O Taxes

(in 000's)

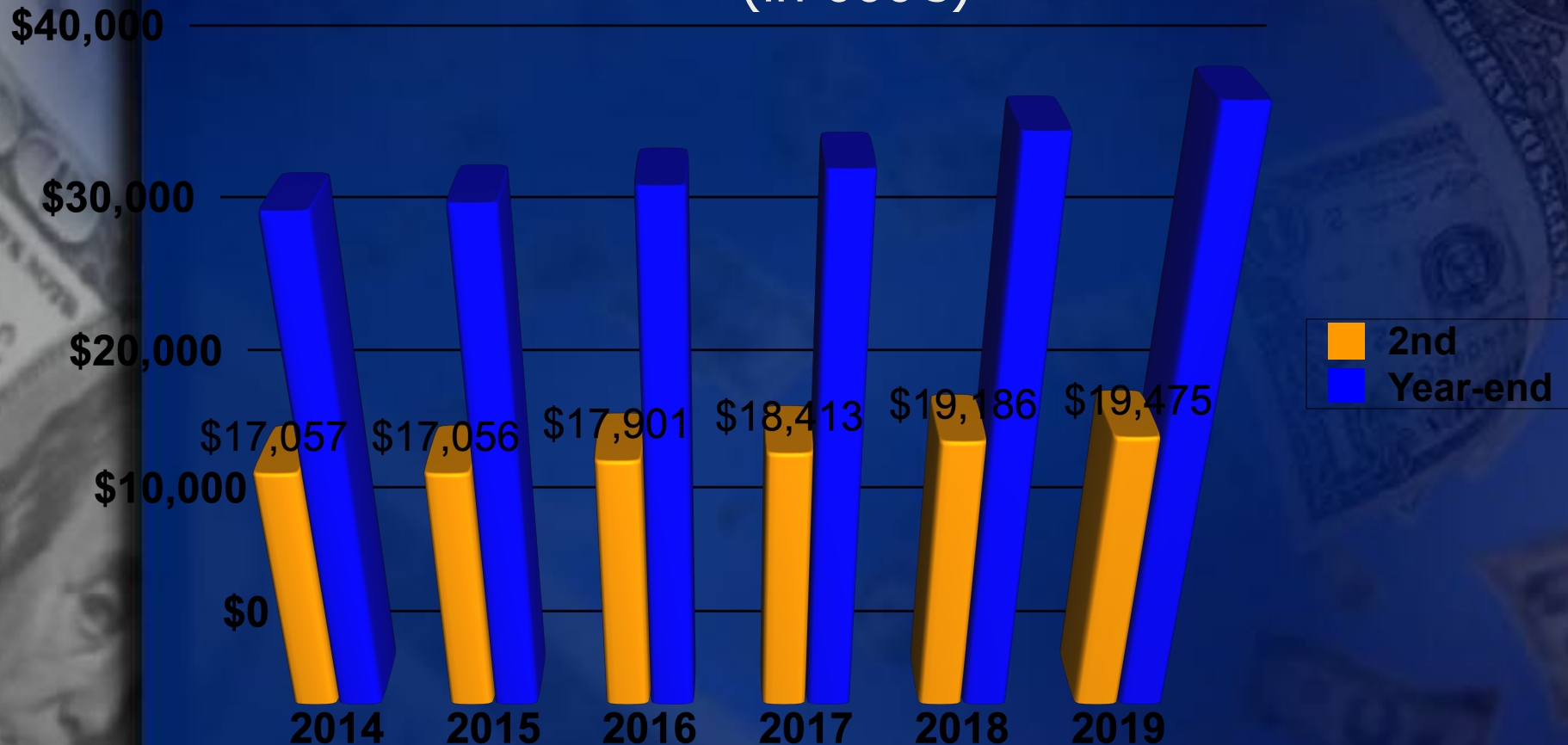


2019 Budgeted B&O Tax = \$10,404,670

Comment: "As of June 30, 2019, projected 2019 B&O tax of \$10.67 million is \$146k more than 2018 actual B&O tax collections of \$10.52m and represents a 1.4% increase."

General Fund Revenue

(in 000's)



2019 Budgeted Revenue = \$37,759,920

Comment: "2019 projected General Fund revenue of \$39.07m represents an increase of \$1.61m or 4.3% over 2018 revenue of \$37.46m. Increase in 2019 is the result of GEMT revenue."

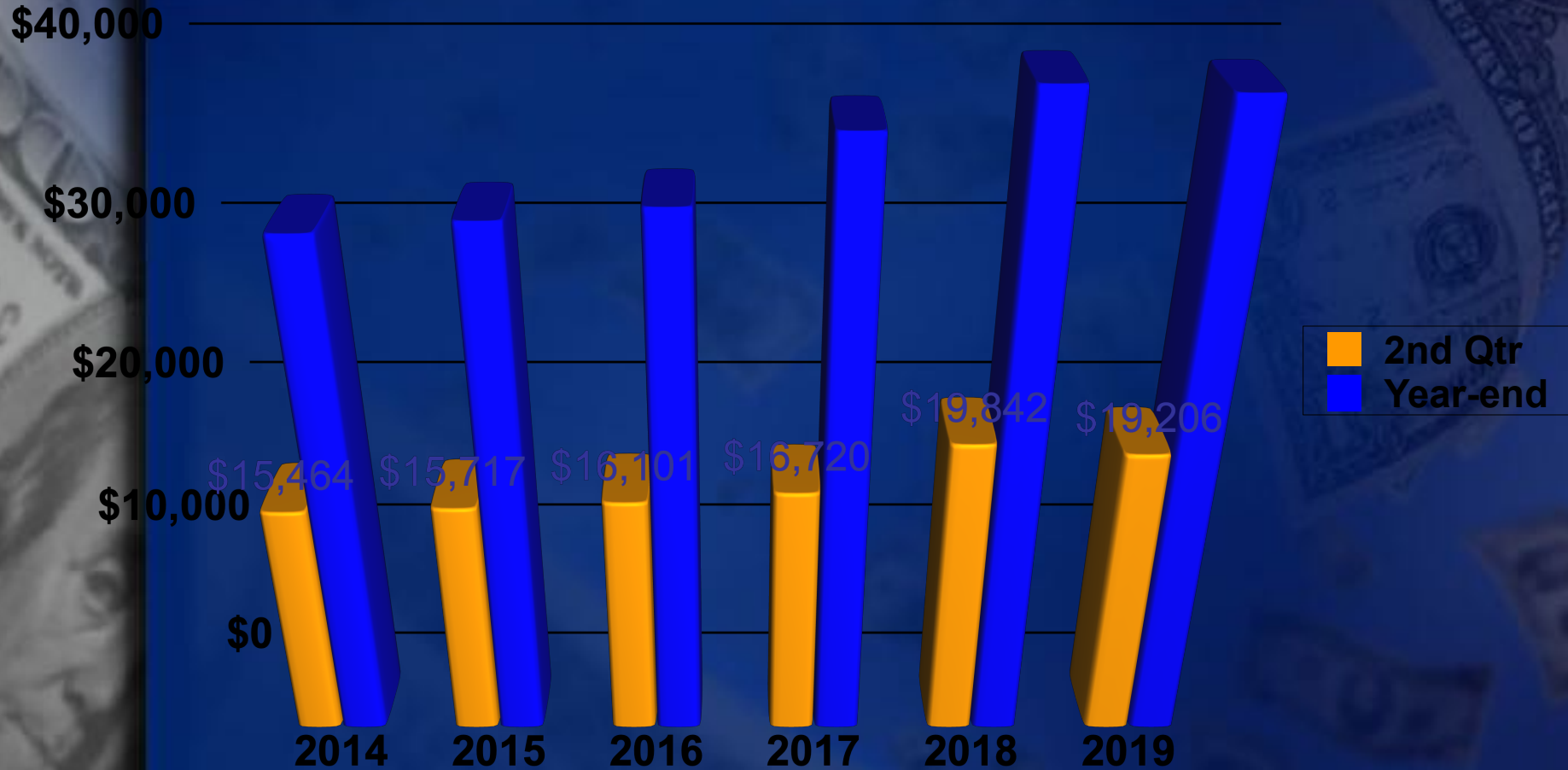
2019 General Fund Revenue

Revenue:	Budget	Projected
Taxes	\$29,382,370	\$29,914,281
Licenses & Permits	997,200	850,695
Intergovernmental	2,557,310	3,351,236
Charges for Services	3,474,930	3,427,273
Fines & Forfeits	436,500	475,216
Misc./Transfers	<u>911,250</u>	<u>1,048,088</u>
Total Revenue	\$37,759,920	\$39,066,789

Comment: "Continue to see modest growth for the first half of 2019. As of June 30- taxes, intergovernmental, fines and miscellaneous revenues currently outpacing budget estimates, while licenses and permits are lagging behind original estimates."

General Fund Expenditures

(in 000's)



2019 Budgeted Expenditures = \$39,859,590

Comment: "Projected 2019 General Fund expenditures of \$39.36 m are \$500k less than budget."

2019 General Fund Expenditures

Object:	Budget	Projected
Salaries/Benefits	\$26,674,840	\$27,120,149
Supplies/Services	10,620,210	10,544,159
Capital Outlay	62,220	148,971
Debt Service/Transfers	<u>1,502,320</u>	<u>1,546,155</u>
Total Expenses	\$39,859,590	\$39,359,434

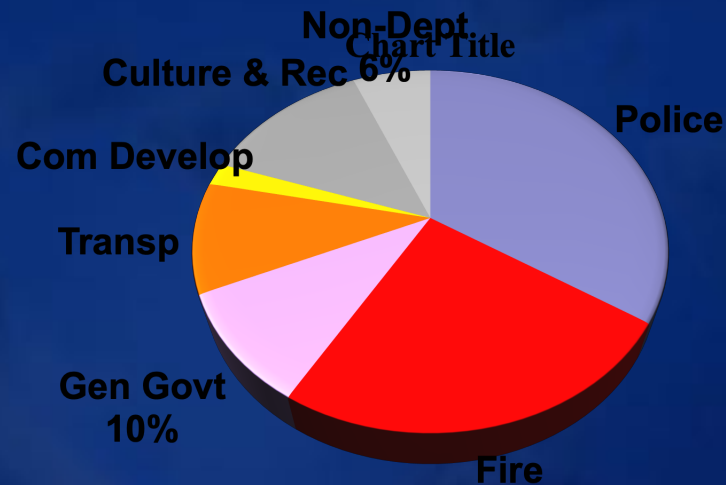
Comment: "Projected 2019 expenditures represent 99% of budgeted expenditures. The \$500k difference represents underspending in salaries/benefits, supplies, contractual services, fuel, utilities and intergovernmental contracts."

2019 General Fund Expenditures

Function:	Budget	Projected
General Government	\$4,160,660	\$3,873,255
Public Safety	23,002,430	23,045,208
Transportation	4,105,620	3,877,930
Community Developmt	904,420	791,180
Culture & Recreation	5,183,150	5,291,683
Non-Department	<u>2,503,310</u>	<u>2,480,178</u>
Total Expenses	\$39,859,590	\$39,359,434

Comment: "Projected 2019 expenditures are tracking closely with the budget. The greatest savings coming from general government, transportation and community development."

2019 General Fund Expenditures by Function



2019 General Fund Expenditures = \$39,359,434

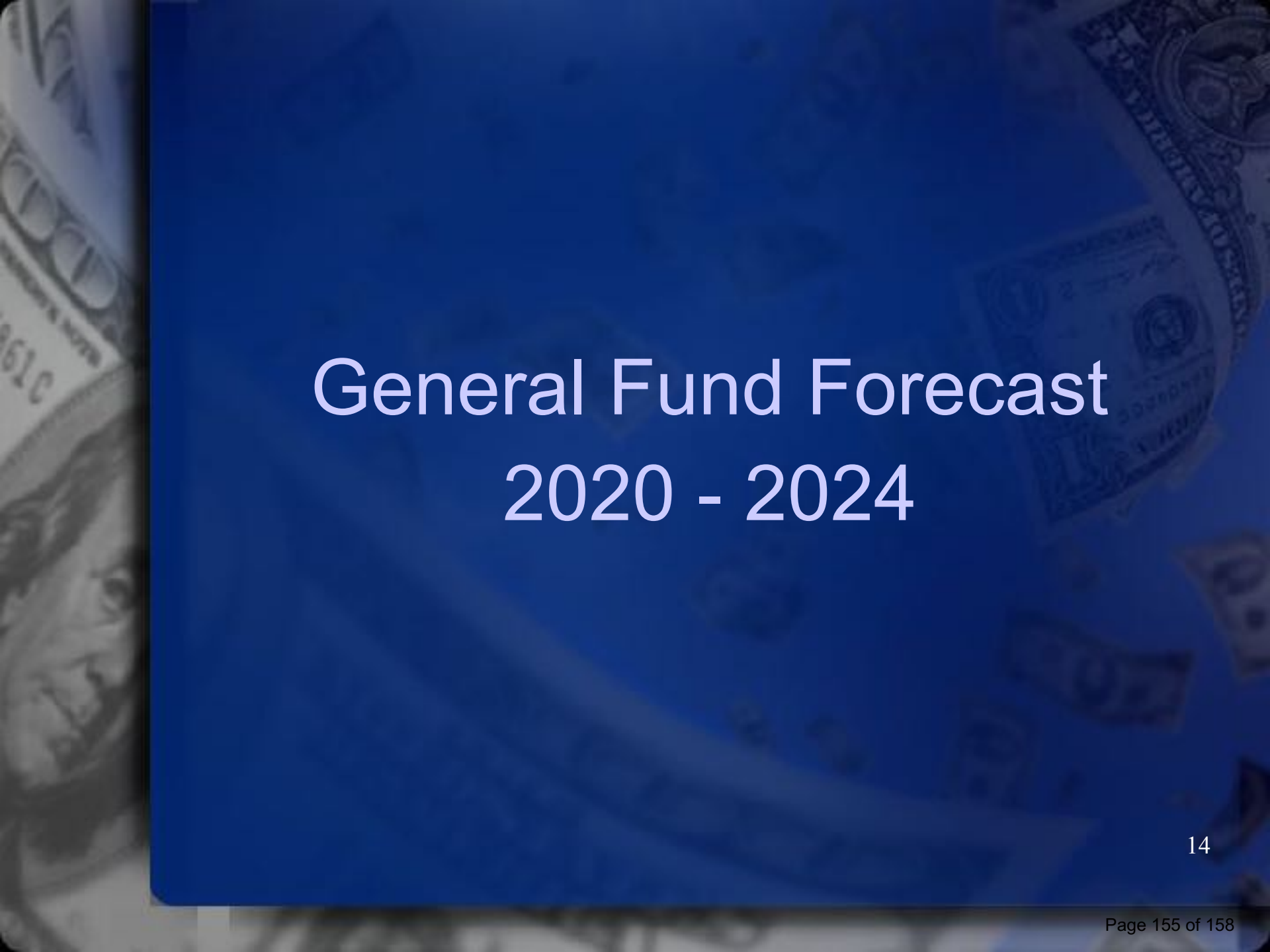
2019 General Fund Overview

	2019 Budget	2019 Projected
Beg Fund Balance	\$9,896	\$11,709
Revenue	<u>\$37,760</u>	<u>\$39,067</u>
Total Revenue	\$37,760	\$39,067
Expenditures	<u>\$39,860</u>	<u>\$39,359</u>
Total Expenditures	\$39,860	\$39,359
Beg Cash Required	<u>(\$2,100)</u>	<u>(\$292)</u>
End Fund Balance	\$7,796	\$11,417
% of End Fund Balance	19.6%	29.0%

2019 General Fund Budget

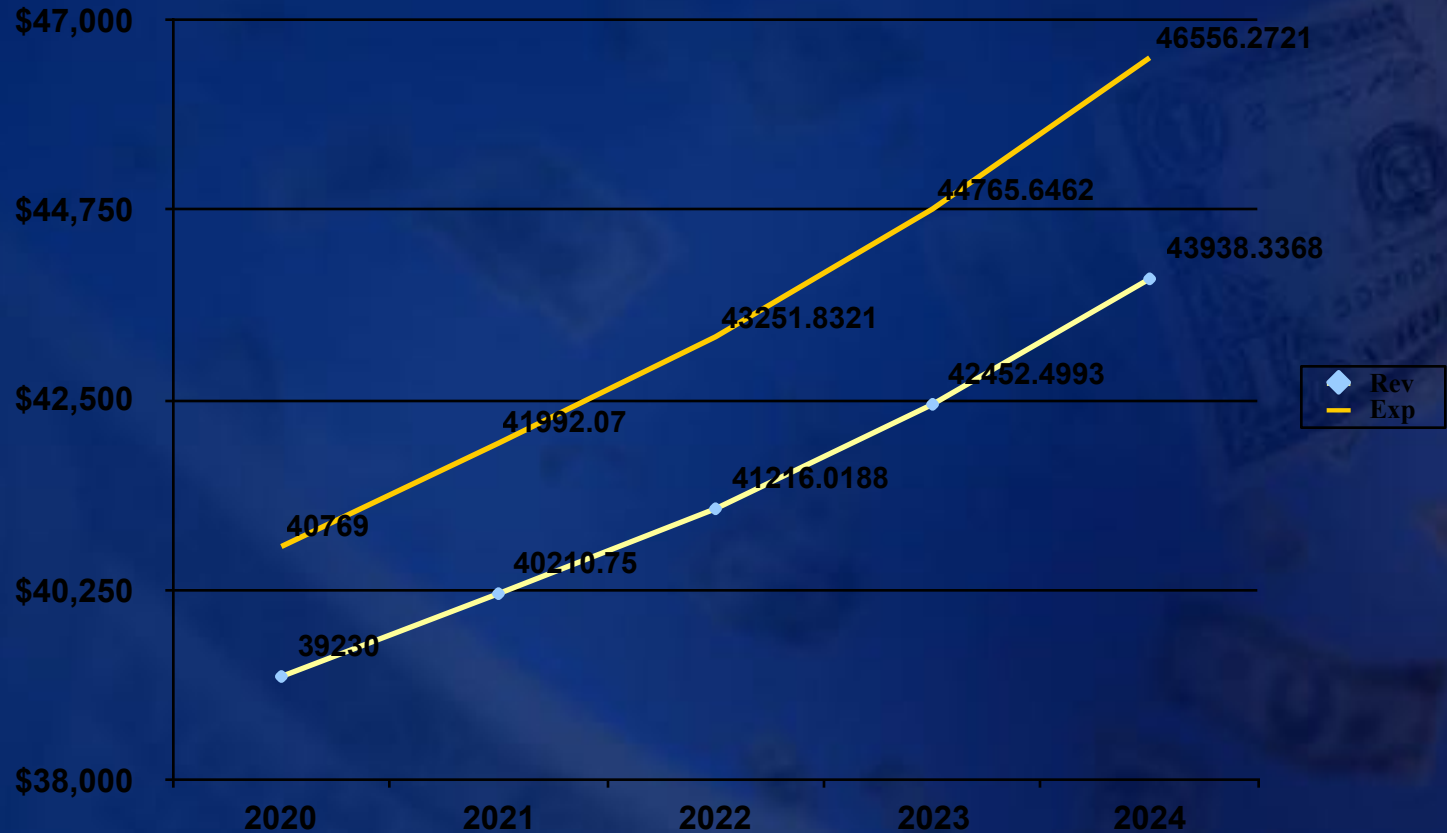
Looking ahead, the 2019 year-end General Fund balance is projected to be in Budget Prioritization - Stage 2 whereby, expenditures exceed revenues and ending fund balance is greater than 15%.

In this scenario Council provides for a basic status quo budget where all core services and non-mandated programs are maintained through existing revenues and the use of reserves.

The background of the slide features a collage of US dollar bills. On the left, a portion of a \$100 bill with Benjamin Franklin's face is visible. On the right, there are \$20 and \$10 bills. The entire background is overlaid with a semi-transparent dark blue rectangle.

General Fund Forecast 2020 - 2024

General Fund Forecast 2020 – 2024

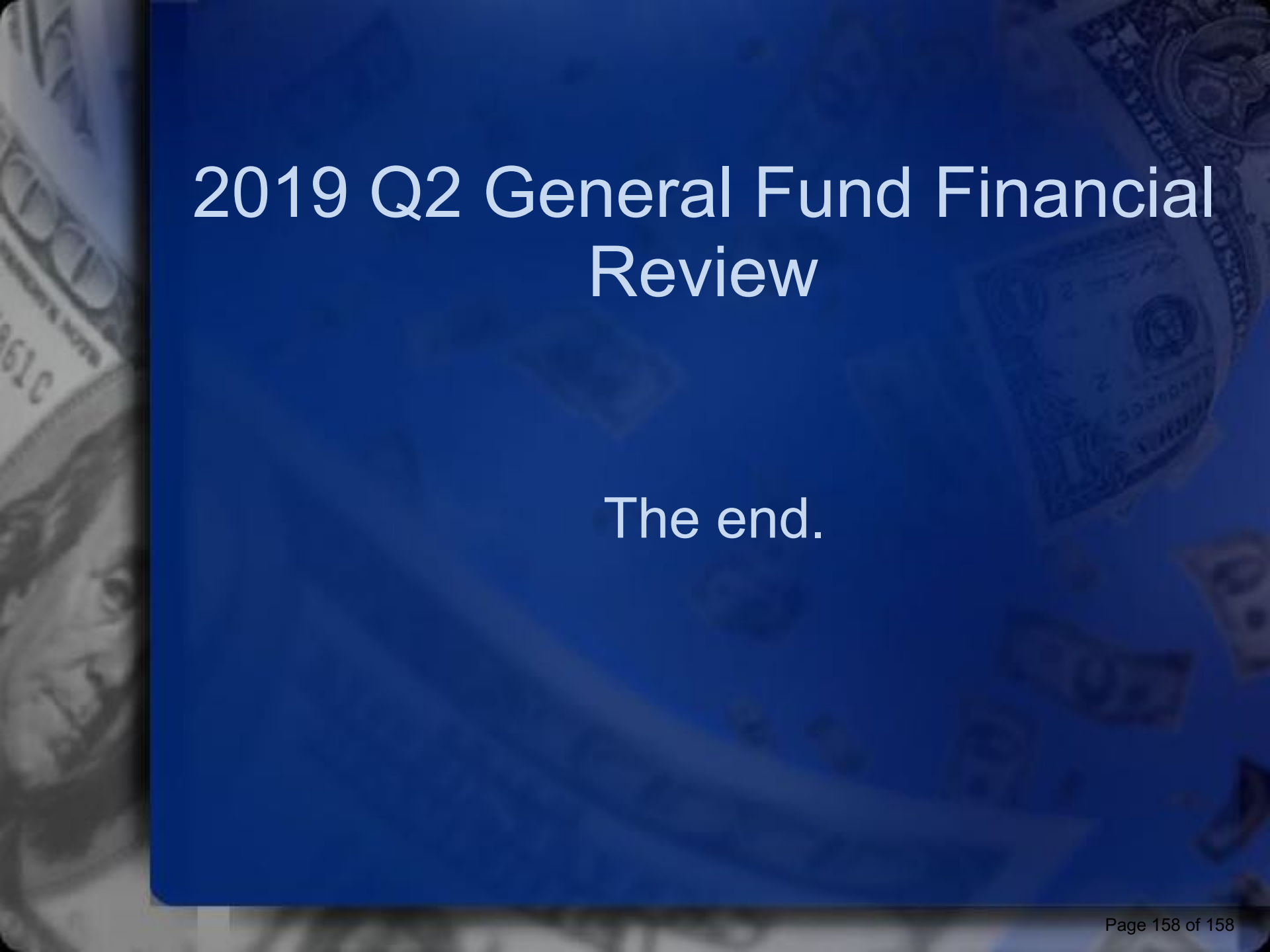


Revenue-
2020-24 {2.5%-4%}

Expenditure-
2020-24 {3.0%-4%}

2020-24 General Fund Forecast

(000's)	2020	2021	2022	2023	2024
Beg Fund Balance	\$11,417	\$9,878	\$8,097	\$6,061	\$3,747
Revenues	\$39,230	\$40,211	\$41,216	\$42,452	\$43,938
Expenditures	<u>\$40,769</u>	<u>\$41,992</u>	<u>\$43,252</u>	<u>\$44,766</u>	<u>\$46,556</u>
Beg Cash Required	(\$1,539)	(\$1,781)	(\$2,036)	(\$2,314)	(\$2,618)
End Fund Balance	\$9,878	\$8,097	\$6,061	\$3,747	\$1,129
End Fund Balance %	24.2%	19.3%	14.0%	8.4%	2.4%

The background of the slide features a collage of US dollar bills. On the left, a portion of a \$100 bill with Benjamin Franklin's face is visible. On the right, a \$20 bill is partially shown. The bills are slightly out of focus, creating a textured, financial-themed backdrop for the blue central area.

2019 Q2 General Fund Financial Review

The end.