City of Longview

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

Agenda

Planning Commission

Wednesday, April 3, 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**

2. **MINUTES**

   19-00089 PC Minutes of March 6, 2019

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

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

5. **PUBLIC HEARINGS**

   19-00090 PC 2019-1: Request for approval of a 'Type B' binding site plan for Robbins Nest RV Park at 2230 Robbins Street.

   RECOMMENDED ACTION:Motion to accept the findings and recommended conditions of approval in the staff report and approve the Robbins Nest RV Park binding site plan with conditions.

6. **NON-PUBLIC HEARING ITEMS**

19-00091 COMPREHENSIVE PLAN UPDATE: Discussion on Mixed-Use Commercial Residential Classification and future zoning district.

RECOMMENDED ACTION: Review proposed description of Mixed Use Residential/Commercial classification for adequacy and ability to achieve desired zoning regulations for the new mixed use residential/commercial zone.

Direct staff to prepare language to include in the comprehensive plan update for a mixed use residential/commercial classification and new goal to develop zoning regulations for a new zone.

Set a public hearing for the proposed future land use map changes for the 36th Ave neighborhood.

7. PLANNER'S REPORT

8. OTHER BUSINESS

9. ADJOURNMENT

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Minutes

Agenda

Planning Commission

Wednesday, March 6, 2019 **7:00 PM** **City Hall**

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1. ROLL CALL

Chairman Collins called the regular meeting of the Longview Planning Commission to order at 7:00 p.m. in the City Hall Council Chambers, 1525 Broadway, Longview, Washington.

Staff present: Sean Kelly, Assistant City Attorney; John Brickey, Community Development Director; Adam Trimble, Interim Planning Manager; Craig Bozarth, City Engineer; Jeff Cameron, Public Works Director; Lisa Vertrees, Administrative Assistant.

2. MINUTES

A motion was made by Mr. Ray Van Tongeren, seconded by Mr. Bill Josh to approve the special Planning Commission meeting minutes of January 30, 2019. The motion passed unanimously.

19-00041 MINUTES OF THE JANUARY 30, 2019 SPECIAL MEETING

3. APPROVAL OF THE AGENDA

A motion was made by Mr. Shawn Marvin, seconded by Mr. Bill Josh, to approve the agenda. The motion passed unanimously.

4. AUDIENCE PARTICIPATION OF CORRESPONDENCE

Mr. Trimble handed out correspondence received regarding ammonia.

5. DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARNESS OF FAIRNESS

The Declaration of Ex Parte Communication and Appearance of Fairness Doctrine was read into the record by Adam Trimble.

6. PUBLIC HEARINGS

None scheduled.

7. NON-PUBLIC HEARING ITEMS

19-00035 LONGVIEW COMPREHENSIVE PLAN UPDATE

Discussion of the January 30th meeting continued. Mr. Trimble read the staff memo into record and gave a PowerPoint presentation.

Direction to staff: Create a Commercial zone on Ocean Beach Hwy, Mixed Use/Residential on the back side of the area in question. Schedule a workshop for further discussion on specific changes.
Staff recommends changing the Mt. Solo area to High Density residential. Planning Commission agrees.
4357 Ocean Beach Hwy - change to Commercial.
5238 Ocean Beach Hwy - change to Single Family or low density.
Re-visit the Regional Commercial designation for 36th Avenue.

8. OTHER BUSINESS

Schedule a public hearing for a Type B Binding Site plan for the proposed RV park at 2230 Robbins St.

A motion was made by Ray Van Tongeren, seconded by Shawn Marving, to schedule a public hearing at the next regular Planning Commission meeting on April 4, 2019 to discuss the binding site plan for the proposed RV park at 2230 Robbins St.
The motion passed unanimously.

9. PLANNER'S REPORT

** Adam Trimble has been named the Interim Planning Manager.*
** Assistant City Attorney Sean Kelly will start attending some Planning Commission meetings.*
** Public Works projects include sidewalk installation at the Shay Locomotive, paving on Nichols Blvd. from 26th to Louisiana, crosswalks at CVG and at 3rd Avenue near the Hudson/intersection improvements.*
** Jeff Cameron announced the resignation of the Traffic Engineer, Manuel Abarca.*

10. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for April 4, 2019, 7 p.m.

With no further business to discuss, the meeting adjourned at 8:28 p.m.

_____
Lisa Vertrees, Administrative Assistant

City of Longview

Agenda Summary

PC 2019-1: Request for approval of a 'Type B' binding site plan for Robbins Nest RV Park at 2230 Robbins Street.

RECOMMENDED ACTION:Motion to accept the findings and recommended conditions of approval in the staff report and approve the Robbins Nest RV Park binding site plan with conditions.

Attachments:

1. Staff Report Robbins Nest RV park binding site plan
2. Exhibit A Application narrative
3. Exhibit A Binding Site Plan
4. Exhibit B Site Photos
5. Exhibit C PC_2019-1 mailed notice Robbins nest RV park 3-21-19

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

PRESENTED BY: Adam Trimble, Interim Planning Manager

PROJECT NAME: Preliminary Subdivision Plat: Mt. Solo Estates Phases 1-3

CASE NO.: PC 2019-2

HEARING DATE: April 3, 2019

REQUEST: Approval of a Type B binding site plan [Exhibit A] to permit a recreational vehicle (RV) park with 11 RV spaces, 11 parking spaces and associated landscaping, screening and trash receptacles.

LOCATION: Vacant property addressed 2230 Robbins Street, Longview WA. The property is on the east side of Robbins Street and is zoned General Commercial. The property is located within the SE ¼ of Section 14, T8N, and R3W in Cowlitz County

Parcel No.: 107340101

APPLICANT: Three Rivers Land Services, PLLC
Tim Wines, Project Engineer
604. N. 16th Avenue
Kelso, WA 98626

CONTACT: Tim Wines, Project Engineer, tim@threeriv.com

PROPERTY OWNER: Ryan Neyer
126 SE James Street
Camas, WA 98607

SEPA DETERMINATION: N/A

I. BACKGROUND

A. GENERAL SITE INFORMATION

Zoning District:	GC, General Commercial
Comprehensive Plan Designation:	Community Commercial
Adjacent Land Uses:	North: a commercial building and parking for an office use and a public park. East: CDID #1 drainage ditch and vacant land. South: a vacant lot zoned commercial and a commercial development consisting of three buildings, multiple tenants. West: Single family residences.
Adjacent Zoning Designations:	R-1 Residential, General Commercial and R-3 Residential.
Parcel Size (square feet):	15,543
Existing Vegetation:	Grass
Existing Structures:	No built structures.
Geologic Hazards:	Soils have restrictions for urban development due to high water table and shrink/swell potential.
Shoreline Designation:	N/A
Floodplains:	Exempt from flood insurance requirement.
Frequently Flooded Areas:	No mapping indicators
Wetlands:	No indicators on site.
Steep Slopes:	No mapping indicators
Unstable Soils:	No mapping indicators
Soils Description:	Ch, Caples silty clay loam
Soil Characteristics:	Slowly permeable and surface runoff is very slow, poorly drained, slight susceptibility to erosion
Gradient of Soils on-site:	0-3%
Seismic Liquefaction:	Site has potential to liquefy in a seismic event
Critical Area Recharge Areas:	N/A

B. LAND USE HISTORY

The property is undeveloped and has been adjusted through short subdivisions twice; in 1997 and 2006, resulting in the 0.36 acre lot that exists today. The property has been zoned commercial since 2006 when existing commercial zoning was extended up the east side of Robbins to include all the lots south of Mark Hoehne Park. There are full street improvements and utilities as well as CDID No.1 Bypass Ditch at the rear of the lot. See [Exhibit B] for photos of the site.

C. KEY ISSUES

Screening and landscaping

Lighting

Public health, safety and general welfare;

D. DIMENSIONAL STANDARDS

Table 1 of LMC 19.20.030 Density and dimensional standards, specifies lot design standards in the GC zone.

Based on the information provided by the applicant, staff finds that the proposal will meet setbacks and coverage limits for the General Commercial zone. The requirements are below:

	GC
Minimum lot size (square feet)	6,000
Minimum lot frontage/width (feet)	50
Minimum front setback (feet)	25
Maximum front setback (feet)	NR
Rear yard setback (feet)	10
Side yard setback (feet)	NR
Side yard (street) setback – corner lot, street flanking (feet)	10
Maximum building height (feet)	48, with no building over 3 stories

Maximum impervious area of lot	85%

E. APPLICABLE CODE SECTIONS

The type B binding site plan and RV park proposed is governed LMC 19.90 Binding Site Plan, 19.44 Commercial Districts and 19.46 Supplemental Commercial Standards. Excerpted sections of the ordinance that are directly applicable to this proposal include: (if applicable, the staff response is provided in italics immediately after the code requirement):

19.90.080 Approval criteria [type B binding site plan]

To grant approval of a preliminary binding site plan, the applicant must demonstrate compliance with all of the following criteria:

(1) Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for transportation, water, storm drainage, erosion control and sanitary sewage disposal methods that are consistent with the city's current ordinances, standards and plans; *The project will not cause impacts to traffic, utilities or erosion control that will require any mitigation beyond city standard requirements.*

(2) Appropriate provisions have been made for but not limited to public health, safety and general welfare; *Cowlitz County has health regulations that apply to RV parks whether the park is in an unincorporated or an incorporated area. The proposal includes water and sewer connections for all spaces and a central trash enclosure for occupants to use. Landscaping and screening for the site includes 12 proposed trees, and a 6' tall sight obscuring fence along the frontage as well as a trash enclosure with slatted cyclone fence. Paved parking spaces for 11 vehicles in addition to 11 RV spaces are provided along with a turnaround area for emergency vehicles.*

(3) 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; *No additional public improvements are required for a one lot development on an improved street.*

(4) 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 eleven RV spaces proposed do not reach a threshold of impact to require mitigation for the above.*

(5) The design of the proposed binding site plan 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; *While a binding site plan is required for RV parks, the site is one*

level lot and no boundaries are changing. The plan clearly establishes the number and configuration of the RV spaces and must be formally amended to be changed.

(6) Compliance with the following:

(a) State requirements including those set forth in Chapter 58.17 RCW;

(b) Longview parks and recreation plan;

(c) Longview zoning ordinance, except when a variance, amendment, or waiver is approved by the city; *see below*

(d) Cowlitz County shoreline master program;

(e) Other plans and programs as the city has adopted;

(f) The standards of this chapter and this title; the International Fire Code and other adopted codes; and

(g) Plans and specifications adopted by the public works department including those set forth in Chapter 12.50 LMC. (Ord. 3091 § 2, 2009).

The use is permitted in the zone and the recently adopted standards for Recreational Vehicle Parks under LMC 19.65 do not apply as the application was made prior to the effective date of the new requirements.

Comprehensive Plan Goal and Policies

Staff could not find any specific goals, objectives or policies specifically relating to RV parks. However, the comprehensive plan contains multiple goals, objectives and policies relating to land use compatibility including the following:

Goal LU-A To encourage orderly, efficient, and beneficial development within Longview while maintaining a balance of business and residential uses within the City.

Goal LU-E To support existing businesses and provide an energetic business environment for new industrial and commercial activity providing a range of service, office, commercial, and mixed uses.

Policy LU-E.1.3 Ensure zoning regulations accommodate a range of allowable business and commercial uses in appropriate locations at the neighborhood, community, and regional levels.

Community Commercial

The Community Commercial classification recognizes activity centers that serve the day—to-day needs of the community as well as the surrounding neighborhoods and residential areas but that are less intense than regional commercial areas. When near or adjacent to residential areas, development in the Community Commercial areas are typically anchored by a grocery store,

with supporting establishments including, but not limited to variety, drug, and apparel stores; and personal service establishments such as beauty shops and restaurants. In nonresidential areas, Community Commercial tends to be small businesses that serve the surrounding businesses, their employees, and visitors. Community Commercial development should be at scales and intensities that make them generally compatible with surrounding neighborhoods. Facilities should be designed to permit pedestrian, bicycle, and transit access, as well as automobile traffic.

19.44.090 Commercial Zones General provisions.

(3) Every land use hereafter erected or enlarged within the commercial districts (D-C, CBD, RC, NC, GC and O/C) shall provide off-street automobile parking and truck loading and unloading facilities as required by applicable sections of Chapter 19.78 LMC. *One parking space per RV/trailer spaces is required and provided.*

(5) Lighting. Lighting shall be directed downward, inward and away from public rights-of-way and adjoining uses. All lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. *This requirement will be addressed at design review.*

(9) Loading Areas, Refuse Receptacles. Solid waste and recycling receptacles, service areas and loading docks shall be screened from adjacent residential properties and public rights-of-way by an opaque visual barrier no lower than the highest point of the receptacles. Screening may include landscaping, walls, fences, topographic changes, buildings, horizontal separation, or any combination thereof. Overhead doors and loading docks shall not face gateways, arterial or collector streets unless completely screened from view and shall not be located in required front yards. *A trash enclosure located at the rear of the lot is proposed to be screened with a cyclone fence with slats.*

(10) Offensive Activities. No use, activity, or equipment shall be permitted that creates a nuisance or is offensive, objectionable, or hazardous by reason of creation of excessive odors, noise, sound, vibrations, electrical and/or magnetic interference, dust, dirt, smoke, or other pollutants, noxious, toxic, or corrosive fumes or gases, radiation, explosion or fire hazard, or by reason of the generation, disposal, or storage of hazardous or dangerous wastes or materials in a manner inconsistent with RCW Title 70 as presently constituted or as may be subsequently amended. (Ord. 3351 § 6, 2017; Ord. 3202 § 14, 2012). *The zoning code provides for enforcement of these provisions through fines and misdemeanor charges.*

19.46.030 Supplemental Commercial Standards Landscaping/screening requirements.

(1) Neighborhood Commercial and General Commercial Districts. Every commercial building erected or altered adjacent to or abutting a lot or plot which is the site for a single-family home shall provide, at the expense of the owner of the commercial building, a sight and sound obscuring screen in the form of a fence, masonry wall or hedge, at least five feet in height but not exceeding six feet and six inches in height, to protect the peace, quiet and rest of the adjoining residents; and further provided, that the height of the screen in the required front yard shall comply with the requirements of other ordinances of the city pertaining to fences and hedges. *A 6' tall sight obscuring fence is proposed along Robbins Street where single family homes are*

adjacent. A fence exists along the Northern (side property line) owned by the abutting commercial office property. No fence is shown along the South side property line which also abuts commercially zoned, vacant land. To increase compatibility between residential and commercial uses, a recommended condition of approval will require the applicant to provide screening in the form of a fence or dense evergreen landscaping along side property lines where the development is visible to existing single family residences. Screening is not necessary if the site is obscured by existing fences or buildings.

(3) Central Business, General Commercial, Office/Commercial and Neighborhood Commercial Districts. The following landscaping standards apply to all new development and to the expansion by more than 25 percent of an existing building mass or site in the zone:

(a) Required Landscaping. The applicant shall professionally landscape the lot, according to an approved landscape plan as a condition precedent to receiving a certificate of occupancy for all commercial uses. The community development director shall evaluate landscape plans for all permitted uses. Landscape plan approval is a condition precedent to issuance of a building permit for the parcel. All landscaping shall be in place prior to issuance of a certificate of occupancy, unless seasonal conditions make installation unfeasible, in which case the improvements shall be bonded. A minimum of five percent of any site shall be landscaped. Vegetated stormwater management facilities such as bioretention areas and planters, conveyance swales and dispersion areas can be used to satisfy this requirement. Landscaping required for parking lots per LMC 19.78.120 or screening per LMC 19.46.030(1) can also be used to satisfy this requirement.

(b) Landscape Materials and Plant Selection. Permitted landscape materials include trees, shrubs, ground cover plants, nonplant ground covers, and outdoor hardscape features, the selection of which shall be based on local climate, exposure, water availability, and drainage conditions. Soils in all landscaped areas shall be amended, as necessary, to allow for healthy plant growth as well as meet the criteria for soil quality and depth. In general, planting should consist primarily of native plantings and noninvasive species in accordance with any approved planting/species list maintained by the city.

(c) Existing Vegetation. Existing noninvasive vegetation may be used in meeting landscape requirements.

(d) Nonplant Ground Covers. Bark dust, wood chips, open-graded aggregate, or other approved nonplant ground covers may be used in landscaping, but shall cover no more than 60 percent of the area to be landscaped and shall be confined to areas underneath plants, shrubs and trees. Landscaping shall be designed to contain nonplant ground covers to prevent them from being carried off the site by stormwater runoff.

The applicant has been made aware of the specific landscaping requirements for the zone and proposes 11 trees along the side property lines. A landscaping plan will be required for the site which demonstrates conformance with the above requirements.

F. STAFF DISCUSSION

The use is permitted and the application has been deemed complete. The applicant's Binding Site Plan shows conformance with the requirements of the Longview Municipal Code and any additional provisions not detailed will be addressed through development review. The site is vacant and abuts one developed commercial lot and one undeveloped commercial lot where little development activity has occurred despite the wide variety of uses permitted in the General Commercial (GC) zone. Adjacent single family homes will see screening and landscaping installed to soften the commercial use across the street and in general should experience less impacts from the proposed RV Park than other uses permitted in the GC zone such as drive-thru restaurants or fuel stations or commercial day care facilities. The applicant provides in page 7 of the application narrative that "the development will benefit the community in many ways, some of which include providing housing for people such as construction workers, travelers, sportsmen and various other individuals." Staff would add to this that an RV park in this location could be advantages for visiting relatives with recreational vehicles since city codes do not permit occupancy of an RV outside of RV parks or trailer courts.

The City of Longview added RV parks as a permitted use in the General Commercial zone as part of the 2012 update and modernization of all Commercial zones. In 2019 the City adopted zoning regulations for RV parks that would not allow an RV park of this size since a one acre minimum was established. The regulations also established a 30 day stay annual limit that recreational vehicles in this proposed park will not be subject to. Recommended conditions of approval to discourage permanent placement, will require that no space within the recreational vehicle park be occupied for any purpose other than those expressly allowed in the approved site plan and, wheels and tires shall not be removed from any recreational vehicle, nor shall skirting be allowed.

Notice of this public hearing was posted on the property, mailed to property owners within 300 feet of the proposal and published in the newspaper 10 days prior to the public hearing. [Exhibit C]

G. SEPA DETERMINATION

Environmental review was not required for a proposal of this size.

II. STAFF FINDINGS

1. The proposed development meets the approval criteria contained in LMC 19.90.080 for a Type B Binding site plan for a proposed recreational vehicle park.

2. The Longview Comprehensive Plan calls for a balance of commercial and residential uses and to ensure zoning regulations accommodate a range of allowable business and commercial uses in appropriate locations at the neighborhood, community, and regional levels.

3. The site is zoned General Commercial District, GC. This district permits the proposed development project, a recreational vehicle park.

4. Development of the property in a manner depicted on the binding site plan will not be detrimental to the public health, safety, or welfare or injurious to other property in the vicinity provided the conditions of approval are met.

5. Appropriate provisions are made for but not limited to public health, safety and general welfare, open spaces, parks and playgrounds, school grounds, drainage ways and facilities, streets, alleys, sidewalks and other public ways; water supplies and sanitary and solid waste disposal.

III. RECOMMENDATION

Based on the analysis of the issues and findings of fact, staff recommends that the Planning Commission approve the 'Robbins Nest RV Park' binding site plan with the following conditions:

1. The development shall provide screening along front and side property lines where the development is visible to existing single family residences. Screening is not necessary if the site is obscured by existing fences or buildings. Such screening shall be provided by an evergreen hedge, dense landscaping, opaque fence, wall, or a similar feature that provides an opaque barrier. A chain link fence containing slats does not qualify as a sight-obscuring fence for the purposes of this condition. Evergreen hedges used to comply with this standard shall be a minimum of three feet in height at maturity, and shall be of such species, number, and spacing to provide the required screening within one year after planting.

2. Lighting. All security or safety lighting shall be designed, hooded, and placed in a manner that does not cause direct light or glare to trespass onto any property located outside the boundaries of the recreational vehicle park, or interfere with the motoring public on adjacent roads.

3. Utilities. Electricity and water service shall be provided to each recreational vehicle site. All utility lines in the park shall be underground.

4. Wheels and tires shall not be removed from any recreational vehicle, nor shall skirting be allowed. Nothing in this condition shall conflict with the Americans with Disabilities Act requirements, where applicable, for access to an individual recreational vehicle.

5. No space within a recreational vehicle park shall be occupied for any purpose other than those expressly allowed in the approved site plan.

RECOMMENDED MOTION

Motion to accept the findings and recommended conditions of approval in the staff report and approve the Robbins Nest binding site plan with conditions.

IV. EXHIBITS

A. Application
B. Site photos

C. Public Notice

Report date: March 28, 2019

ROBBINS NEST RV
BINDING SITE PLAN

A BINDING SITE PLAN APPLICATION

SUBMITTED TO
CITY OF LONGVIEW

FOR RYAN NEYER

February 2019

Table of Contents

Section 1: City of Longview Application

Section 2: Project Narrative

Section 3: Title Report

Section 4: Preliminary Binding Site Plan

Binding Site Plan Application

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

Application for a Binding Site Plan

RCW 58.17.035

Application Number: BSP 2019-1

Related Case Number(s): _____

THIS SECTION FOR OFFICE USE ONLY:

Date Received: Received February 21, 2019

Date application complete: 2/21/29

Staff signoff: Name: Adam Trimble

Title: Planner

Applicant: Ryan Never Phone: 503-995-5267

Mailing Address: 126 SE James Street Fax: _____
(Street or PO Box)

City: Camas State: WA Zip: 98607

Property Owner Same Phone: _____
(Print All Information)

Mailing Address: _____ Fax: _____

City: _____ State: _____ Zip: _____

Represented By: _____ Phone: _____
(If Different From Above)

Mailing Address: _____ Fax: _____

City: _____ State: _____ Zip: _____

Relationship to Owner: _____

Engineer or Surveyor: Tim Wines Phone: 360-431-9988

Mailing Address: 604 N 16th Ave Fax: _____

City: Kelso State: WA Zip: 98626

Rev. 1-6-11

Signature of Engineer or Surveyor: _____

Property Address of Lot to be Divided: 2230 Robbins Street, Longview, WA, 98632

Total Area of Parcel (square feet): 15,543 Name of Subdivision: Robbins Nest RV Binding Site

Lot: _____ Block: _____ Parcel Identification Number: 107340101

Location: Section 14 Township & Range T8N, R3W Willamette Meridian

FILING FEE:

Base Review Fee ..... TYPE A : Per LMC 19.06.060

.....Type B (residential) : Per LMC 19.06.060

SEPA Fee ..... Per LMC 17.02.070

Critical Area Permit Fee (if applicable)..... _____

Total Fees: $2,422

Comments: _____

SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete. 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 Property Owner: _____ Date: 2/19/19

Signature of Applicant: _____ Date: _____

NOTES TO APPLICANT:

1. **Pre-application Conference:** A pre-application conference is not required but is strongly encouraged. Prospective developers who do not arrange for a conference may encounter delay or denial. A pre-application conference is non-binding and advisory in intent and effect.
2. No application for a Binding Site Plan 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.
3. Three (3) copies of the recorded Binding Site Plan shall be provided to the City of Longview Community Development Department at the time of recordation with the Cowlitz County Auditor's Office.
4. Whenever possible, the applicant or applicant's surveyor or engineer, shall provide the City of Longview with a copy of the recorded plat in electronic form that is compatible with the City's Geographic Information System software.
5. The applicant is solely responsible for all costs to obtain the services of a surveyor or engineer and to pay all recordation fees and copy charges as required by Cowlitz County.

Preliminary Binding Site Plan Application Checklist

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

Pre-application conference date: 1/15/19 **. Attended by:** Ryan Never

Application contents: An application for a binding site plan shall include a written narrative and a scaled drawing which together address the following:

_____ Precise drawings showing sanitary and storm sewer cross-sections and grade profiles of the existing ground and proposed streets;

_____ Twenty-five (25) copies of the preliminary binding site plan, conforming to the specifications of this Chapter, including one set of 11 by 17 inch copies of all large plans so that copies can be made;

_____ If the property is to be developed in phases, each phase shall be clearly labeled and demarcated on the preliminary binding site plan;

_____ A copy of a recent title report for the property issues within the last sixty (60) days, including a legal description according to the official records in the office of the county auditor;

_____ A verified statement with original signatures that the property affected by the applicant 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;

_____ Traffic impact analysis report as required by the city pursuant to Chapter 12.50 'Street and Development Standards' of the Longview Municipal Code (LMC);

_____ If it has been determined that a zoning map amendment or variance is required for approval of the preliminary binding site plan, completed applications for the same if not previously submitted and reviewed;

_____ A tree survey and preservation plan, report or drawing that complies with Section 19.80.130 LMC, provided that Type A binding site plans are exempt from this requirement;

_____ Preliminary stormwater report as outlined in LMC 17.80 'Stormwater Management';

_____ Project narrative. A preliminary binding site plan application shall include a narrative that addresses the following topics:

1._____Description of the uses proposed for the site;
2._____Phasing plan, if applicable;
3._____Construction schedule;
4._____Existing covenants or restrictions and easements, if applicable; and
5._____Other items required pursuant to applicable portions of LMC.
6._____For a Type A binding site plan, any requested waivers of the zoning code.

Drawing specifications: Binding site plan drawings shall be presented on a sheet or sheets having dimensions no larger than eighteen by twenty-four inches (18" x 24") 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 binding site plan in one or more sheets:

A. General. The following general items shall be included:

1._____ The proposed name of the development, together with the words "binding site plan;"

2._____ The tract/lot designation(s) of the proposed binding site plan as shown in the records of the Cowlitz County assessor, including lot numbers, section, township and range;

3._____ Date, north-pointing arrow, and scale of drawing;

4._____ 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; and

5._____ A vicinity map sufficient to define the location and boundaries of the proposed binding site plan with respect to surrounding property and streets.

B. Existing features. The following existing features shall be shown:

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

7._____ Location, pavement and right-of-way widths, and names of existing public or private streets, roads or alleys within or abutting the tract;

8._____ Location and size of existing sewers, water mains and culverts;

9._____ Location of existing property lines, easements, railroads, monuments, property markers, section lines and city boundary lines within or abutting the tract;

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

11._____ The names and addresses of adjoining property owners from the latest assessment rolls within 300 feet of all boundaries of the proposed binding site plan, shown on the binding site plan in relationship to the property to be subdivided or provided in a separate document;

12._____ Contour lines illustrating topography at two foot intervals for slopes less than ten percent and at five foot intervals for slopes over ten percent. *Contour data from Cowlitz County may be used unless ground surveyed contours are required by staff.* Contour lines shall extend at least one hundred feet beyond the boundaries of the proposed binding site plan. Contours shall be relative to sea level and based on city datum;

13._____ All critical areas shall be shown including streams, wetlands, geological hazard areas and all associated buffers;

14._____ For a binding site plan proposed in the one-hundred-year floodplain, base flood elevation benchmarks;

C. Proposed features. The following proposed features shall be shown on the binding site plan.

15._____ The boundary of the proposed binding site plan drawn in a bold line,

16._____ Locations and dimensions of proposed streets, alleys, other public and private ways, easements, lot lines and utilities, with the purpose of easements stated,

17._____ Locations, dimensions and area of public and common park and other open space areas,

18._____ Proposed number assigned to each lot and block, with lots numbered consecutively in a block; proposed names of all streets,

19._____ Identification of all areas proposed to be dedicated for public use, with designation of the purpose thereof and any conditions,

20._____ When more than one type of use is proposed, the location, dimensions and area for each type of use (such as commercial or industrial uses),

21._____ If the binding site plan borders a river or stream, the approximate mean high and mean low water elevation and the distances and bearings of a meander line established not less than twenty feet back from the ordinary high-water mark of the waterway.

Manufactured Home Parks. In addition to the above, site plans for manufactured home parks shall contain the following:

22._____ Name and address of the manufactured home park,

23._____ Location and number of all off-street parking spaces,

24._____ Location and dimension of all structures including garages, carports, recreation, maintenance and storage buildings,

25._____ Location and dimensions of recreation or open space and outside storage areas for park residents,

26._____ Location and type of on-site and perimeter screening, fencing and landscaping.

27._____ Other information as required by applicable sections of Title 19 'Zoning' of the LMC.

See 'Final Binding Site Plan Approval Criteria' attachment for more information

PROJECT NARRATIVE
FOR
ROBBINS NEST RV
BINDING SITE PLAN

A BINDING SITE PLAN APPLICATION

SUBMITTED TO
CITY OF LONGVIEW

FOR RYAN NEYER

February 2019

General Information

Applicant/Owner:	Ryan Neyer 126 SE James Street Camas, WA 98607 (503) 708-3735
Project Contacts:	Three Rivers Land Services, PLLC Tim Wines, Project Engineer 604 N. 16th Avenue Kelso, WA 98626 360-431-9988 tim@threeriv.com
Project Location:	2230 Robbins Street Longview, WA 98632 Parcel 107340101
Project Area:	0.36 acres (15,543 sf)
Existing Zoning:	GC (General Commercial)
Comprehensive Plan:	Community Commercial

Project Location and Development Proposal

Ryan Neyer is proposing to construct an 11 unit RV park on approximately 0.36 acres in west Longview. The project will be completed in a single phase. The site is currently zoned GC (General Commercial). It is bounded by Robbins Street to the west, the Longview Education Association building to the north, Cowlitz Diking Improvement District #1 (CDID #1) Bypass Ditch to the east, and a vacant property, also zoned GC, to the south.

The site is located at 2230 Robbins Street, Longview, WA in the Southeast ¼ of Section 14, T8N, R3W of the Willamette Meridian, Longview, Washington. The Parcel Number is 107340101.

Improvements proposed for the site include the construction of 11 unit RV park with a single interior travel lane and all utilities necessary to serve the residents.

Site Characteristics and Existing Conditions

The Robbins Nest RV Park is comprised of a single parcel located approximately 630' northeast of the intersection of Ocean Beach Highway and Robbins Street. Access to the site will be obtained from Robbins Street which currently has a 60' right-of-way (ROW). Robbins Street is currently constructed with a pavement width of approximately 36'. It consists of north and southbound travel lanes with curb & gutter and sidewalks. Each side of the street has a planter strip with established street trees. No additional ROW will need to be dedicated with this project. All road frontage improvements have been completed, however, a section of curb and sidewalk will need to be removed to allow for the installation of a new driveway drop near the center of the site's road frontage.

Topography on the site is extremely flat. Stormwater runoff from this site ultimately sheet flows to the east into the CDID #1 Bypass Ditch. Soils on the site are classified as Caples silty clay loam which have a hydrologic soil group classification of C/D. These soils traditionally have a very low infiltration rate and therefore, stormwater runoff will be discharged into the existing CDID #1 ditch.

All necessary utilities are located in the Robbins Street road frontage or within an existing 10' utility easement located along the front of this parcel. The City of Longview is both the sewer and water purveyor. It was conveyed during the pre-application meeting that the districts infrastructure is sufficient to provide the necessary services to the site.

Applicable Criteria

In order to obtain site plan approval, it is necessary to demonstrate how the proposal meets or exceeds each of the applicable approval criteria and various standards set forth in the Longview Municipal Code (LMC). The following addresses these items, including a general description of how services will be provided to the site and how the proposal is consistent with all applicable provisions.

Title 15 Water and Sewer

As previously discussed, sewer and water services will be provided by the COL and are located in the Robbins Street road frontage. Based off information provided by Hampstur Surveying and city staff, there appears to be two existing 6" sanitary laterals stubbed onto the site. These laterals will be utilized to collect and convey the sanitary sewer from each of the RV spaces to the city's sewer main.

Water service will be obtained from an existing 10" DI main located along the frontage of the site. An appropriately sized water meter will be installed with approved cross-connection control. A service line will be extended onto the site to provide individual supply to each RV site.

A sewer and water system development charge will be paid based off the requested meter size. Construction drawing approval from the COL will be obtained prior to construction of the site.

17.10 Critical Areas

There are no critical areas identified that impact this site.

17.80 Stormwater Management

Because this is a new development that results in more that 5,000 square feet of new hard surface, it will be required to meet the stormwater requirements of LMC 17.80. However, since the project falls within the geographic boundaries of CDID #1, it is exempt from Minimum Requirement No. 7 (Flow Control) per LMC 17.80.030(g). It should be noted that local flow control requirements still apply. Therefore, to mitigate for those requirements, this project is proposing to pay a fee-in-lieu for use of the regional detention facility. All pollution generating impervious surfaces will be required to provide runoff treatment (Minimum Requirement No. 6). To address this requirement, a Stormfilter catchbasin will be sized and installed to collect and treat the stormwater runoff prior to discharge into the CDID #1 Bypass Ditch. Furthermore, prior to construction, a stormwater, grading, and erosion control plan will be approved by the City of Longview Stormwater Manager.

18.10 International Fire Code

This development will conform to the applicable requirements specified in LMC 18.10. There is an existing fire hydrant located at the northwest corner of the site which will be capable of providing sufficient water supply for fire protection.

19.44.020 GC – Uses

This property is currently zoned GC (General Commercial). Per Table 19.44.020-1, Recreational vehicle (RV) parks and campgrounds are a permitted use.

19.44.070 GC – Dimensional Standards

As previously stated, this property falls within the GC (General Commercial) land use district. Because there are no structures proposed, the application meets the following required development standards:

Setback (Front) = 25'
Setback (Rear) = 10'
Setback (Side) = 0'

In addition, the proposed layout results in approximately 73% of the lot being covered by impervious surface. This is less than the 85% maximum allowed.

19.44.090 General Provisions

This project will meet all relevant items in this code section. All driveways, parking areas, and pedestrian ways will be surfaced with an all-weather surface. With exception of the driveway drop, no curb and gutter will be required. Off-street paring will be provided as required by applicable sections of Chapter 19.78 LMC. It is not anticipated that there will be any onsite lighting, however, if lighting were to be installed, it will be directed downward, inward, and away form public rights-of-way and adjoining uses. It will also be shielded so that the direct illumination will be confined to the property boundaries. There will be a single front load refuse receptacle located on the east end of the site. This refuse receptacle will be installed with a 6' slatted cyclone enclosure for screening purposes.

19.46.030(1) Landscaping/Screening Requirements

There are no buildings proposed for this project and therefore, no screening is required. A 6' wood fence has been shown on the binding site plan which may or may not be constructed depending on conflicts with sight distance requirements and existing utilities.

19.46.030(3) Landscaping/Screening Requirements

A landscaping plan has been shown on the binding site plan. The plan includes the installation of deciduous trees along the northern and southern boundaries, grass throughout the site, and fencing along the frontage. Any revisions to the plan will be approved by the community development director.

19.46.040 Signage

There are no signs proposed at this time but if a sign is installed it will be designed to meet Chapter 16.40 LMC.

19.78 Off-street Parking

Off-street parking per the following provisions have been provided onsite.

19.78.020 Space Size

Each off-street parking space will have a width of not less than 9' and a depth of not less than 20'.

19.78.030 Space Location

There are no structures proposed with this application however, each space will be located directly adjacent to the corresponding RV pad.

19.78.060 Surface Requirements

Every off-street parking space will be constructed of either asphalt or concrete pavement.

19.78.100(18) Required Off-Street Parking for Mobil Home Parks

There is not a specific off-street parking requirement for RV parks, however, LMC 19.78.100(18) does require one parking space for each mobile home or trailer space. Therefore, this project will provide one standard space for each RV space proposed.

19.78.120 Landscaping Requirements

This project will provide a landscape buffer of not less than 5' between the public right-of-way and any parking stall proposed.

19.90 Binding Site Plan

Because this project is proposed as an RV park it is required to apply for a Type B Binding Site Plan. All requirements of this code section will be completed prior to occupancy of the proposed facility. A preliminary binding site plan has been submitted with this application.

Summary

The applicant has submitted all necessary information required to receive a technically complete determination. This submittal demonstrates compliance with all applicable

approval criteria provided for under the LMC. No substantial burden will be placed upon service providers as a result of this project. There is adequate water availability, sewer availability, and fire and police protection to serve the site. The applicant will be mitigating the impacts to the surrounding areas and infrastructure through a variety of measures including complying with the LMC, paying system development charges for connection to municipal services if necessary, and paying increased property taxes. Finally, the approval of this development will benefit the community in many ways, some of which include providing housing for people such as construction workers, travelers, sportsmen, and various other individuals.

WHEN RECORDED RETURN TO:

Ryan Neyer
126 SE James Street
Camas, WA 98607

File No.: 342926
Filed for Record at Request of: ***Stewart Title Company***

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Jennifer L. Whitworth, Trustee of The Jennifer L. Whitworth Trust dated April 30, 2007** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Ryan Neyer, as a separate estate** the following described real estate, situated in the County of Cowlitz, State of Washington:

Lot 1, Short Subdivision No. LVSP-2006-1, Recorded in Volume 14 of Short Plats, Page 94, being a portion of the Southeast Quarter of Section 14, Township 8 North, Range 3 West of the Willamette Meridian, Recorded May 15, 2006, under Auditor's File No. 3297301, records of Cowlitz County, Washington.

Situate in the County of Cowlitz, State of Washington.

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: Lot 1, Short Subdivision No. LVSP-2006-1,

Tax Parcel Number(s): 107340101

Dated: February 13, 2019

Jennifer L. Whitworth, Trustee of The Jennifer L. Whitworth Trust dated April 30, 2007

By: Jennifer L. Whitworth, Trustee
Jennifer L. Whitworth, Trustee

State of South Carolina
County of Charleston ss.

I certify that I know or have satisfactory evidence that Jennifer L. Whitworth is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledge it as the Trustee of Jennifer L. Whitworth, Trustee of The Jennifer L. Whitworth Trust dated April 30, 2007 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 13, 2019

N C Stevens-Sanchez
Notary name printed or typed: N.C. Stevens-Sanchez
Notary Public in and for the State of South Carolina
Residing at 203 Lawrence Pl. Summerville SC 29483
My appointment expires: 03-23-2027

N C STEVENS-SANCHEZ
NOTARY PUBLIC
My Commission Expires
03-23-2027
STATE OF SOUTH CAROLINA

stewart title

ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Authorized Countersignature

Stewart Title Company
1700 Hudson St, Ste 102
Longview, WA 98632

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Matt Morris
President and CEO

Denise Carraux
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. **DEFINITIONS**
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I - Requirements;
   (f) Schedule B, Part II - Exceptions; and
   (g) a countersignature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      (i) comply with the Schedule B, Part I - Requirements;
      (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
      (iii) acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

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(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data for reference only:

Issuing Agent:	Stewart Title Company
Issuing Office:	1700 Hudson St, Ste 102, Longview, WA 98632
Issuing Office 's ALTA® Registry ID:	
Loan ID Number:	
Commitment Number:	342926
Issuing Office File Number:	342926
Property Address:	2230 Robbins Street, Longview, WA 98632
Revision Number:	2nd Report - Deleted No. 12, Added No. 13

Title Officer: Al Yunker
Phone: (866) 595-6221
Email: Swtitleteam@stewart.com

1. Commitment Date: January 3, 2019 at 8:00AM

2. Policy to be issued: Proposed Policy Amount

   (a) ALTA Owner's Standard (Underwriting fee - 11%)
   Amount: $57,000.00
   Premium: $483.00
   Tax: $39.12
   Total: $522.12

   Proposed Insured: Ryan Neyer , subject to the community interest of his spouse

   (b) ALTA Loan Extended (Underwriting fee - 11%)
   Amount:
   Premium: $0.00
   Tax:
   Total: $0.00

   Proposed Insured: To Be Determined

3. The estate or interest in the Land described or referred to in this Commitment is:

   FEE SIMPLE

4. The Title is, at the Commitment Date, vested in:

   Jennifer L. Whitworth, Trustee of The Jennifer L. Whitworth Trust dated April 30, 2007

5. The Land is described as follows:

   See Exhibit "A" Attached Hereto

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ALTA COMMITMENT FOR TITLE INSURANCE
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 342926

Lot 1, Short Subdivision No. LVSP-2006-1, Recorded in Volume 14 of Short Plats, Page 94, being a portion of the Southeast Quarter of Section 14, Township 8 North, Range 3 West of the Willamette Meridian, Recorded May 15, 2006, under Auditor's File No. 3297301, records of Cowlitz County, Washington.

Situate in the County of Cowlitz, State of Washington.

MAP

THE MAP CONNECTED HEREWITH IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

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ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 342926

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Payment of Real Estate Excise Tax, if required.

   The property described herein is situated within the boundaries of local taxing authority of the City of Longview.

   Present Rate of Real Estate Excise Tax as of the date herein is 1.53% and the levy code is 400.

6. 2019 Property Taxes became a Lien January 1, 2019. They are not yet ascertainable or payable until February 15, 2019.

Levy Code:	400	
Tax Account No.:		107340101
Land:		$100,360.00
Improvements:		$0.00

   Note: Taxes and Charges for 2018 were paid in full in the amount of $1,322.42.

7. Possible municipal assessments and/or sewer use charges levied by City of Longview.

8. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact the title department immediately for further review prior to closing.

9. According to the application for title insurance, title is to vest in Ryan Neyer, and when so vested may be subject to the community interest of his or her spouse/partner if married/registered domestic partners on the date of acquiring title.

10. Upon examination it has been determined that the subject property does not meet the underwriting qualifications to receive the coverage provided in the ALTA Homeowner's Policy of Title Insurance for a one- to four-family residence, due to the following condition: Vancant Land. The coverage

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provided for the subject property will be the Standard ALTA Owner's Policy. The Policy and any applicable endorsements will be issued at the filed rate.

11. Any unrecorded leaseholds, rights of vendors and holders of security interest on personal property installed upon said property, and right of tenants to remove trade fixtures at the expiration of the term.

12. DELETED

13. Having reviewed the The Jennifer L. Whitowrth Trust dated April 30, 2007 Trust, Stewart Title is prepared to accept the signature(s) of Jennifer L. Whitowrth as trustee(s) of The Jennifer L. Whitowrth Trust dated April 30, 2007 Trust.

    The Company REQUIRES copies of any amendments to the trust.

NOTES

NOTE A: In order to assure timely recording all recording packages should be sent to:

Stewart Title Company
1700 Hudson St. Suite 102
Longview, WA 98632

NOTE B: Recording fees charged by the county will be billed as follows: Deeds of Trust $100.00 for the first page and $1.00 for each additional page. Deeds $99.00 for the first page and $1.00 for each additional page. For Electronic Recorded documents, please add $2.50 for King, Pierce, Snohomish and Thurston Counties and $5.00 for all remaining counties in Washington.

NOTE C: The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

Lot 1, Short Subdivision No. LVSP-2006-1,

NOTE D: All matters regarding extended coverage have been cleared for the mortgagee's policy. Exception No. 4 shown in Schedule B Part II herein will be omitted in said extended coverage mortgagee's policy.

NOTE E: The records of Cowlitz County and/or our inspection indicate that the address of the improvement located on said land is 2230 Robbins Street, Longview, WA 98632.

NOTE F: The Loan Policy to issue will contain an 8.1 (Environmental Protection Lien) Endorsement.

NOTE G: In the event of cancellation, a cancellation charge may be made.

NOTE H: There are no deeds affecting said land recorded within 24 months of the date of this report. Title to the estate or interest shown in Schedule A was acquired by instrument No(s). 3454957.

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ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTE I: The liability of this commitment is expressly limited to $1,000.00 until such time that a sale price and/or loan amount is provided and an updated report is issued.

NOTE J: Please be advised that extended coverage, which would delete paragraph No. 4 from Schedule B Part II of this Commitment, is available for an additional charge (additional underwriting requirements may also apply). Advise your title officer in writing if you desire extended coverage.

NOTE K: We find no pertinent matters filed or recorded against Ryan Neyer.

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ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.

NOTE: Effective January 1, 1997, and pursuant to amendment of Washington state statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.

Format: Margins to be 3" on top of first page, 1" on sides and bottom, 1" on top, sides and bottom of each succeeding page.

Font size of 8 points or larger and paper size of no more than 8 ½" by 14".

No attachments on pages such as stapled or taped notary seals, pressure seals must be smudged.

Information which must appear on the first page:

Title or titles of document. If assignment or reconveyance, reference to auditor's file number or subject deed of trust.

Names of grantor(s) and grantee(s) with reference to additional names on following page(s), if any.

Abbreviated legal description (lot, block, plat name or section, township, range and quarter quarter section for unplatted).

Assessor's tax parcel number(s).

Return address which may appear in the upper left hand 3" top margin.

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ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 342926

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the public records.

3. Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights, claims or title to water; whether or not the matters described (i), (ii) & (iii) are shown in the public records; (iv) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

4. Extended coverage exceptions as follows:

   a. Rights or claims of parties in possession not shown by the public records.

   b. Easements, claims of easement or encumbrances which are not shown by the public records.

   c. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises and which are not shown by the public records.

   d. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished imposed by law and not shown by the public records.

5. Any service, installation, connection, maintenance, tap, capacity, construction or reimbursement charges for sewer, water, electricity or other utilities, or for garbage collection and disposal.

6. Any titles or rights asserted by anyone, including but not limited to persons, corporations, governments, or other entities, to tidelands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government, or riparian rights, if any.

SPECIAL EXCEPTIONS TO FOLLOW

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7. Easement and right-of-way for dike and drainage acquired by Cowlitz County for the benefit of Consolidated Diking Improvement District No. 1 by Decree entered November 16, 1923 in Cowlitz County Superior Court Cause No. 5362.

8. Restrictions, easements, dedications, notes and delineated matters contained on the face of the Plat of Short Plat LVSP 2006-1 as recorded in Volume 14 of Plats, Page(s) 94, and any amendments thereto.

9. Easement and the terms and conditions thereof:
   Grantee: Public Utility District No. 1 of Cowlitz County
   Purpose: Anchor for electric transmission and distribution
   Recording No.: 388816

10. Grantee:Pacific Northwest Bell Telephone Company
    Purpose: Underground communication lines and above ground cabinets
    Recorded: June 28, 1978
    Recording No.: 835600, Volume 865 page 733

11. Matters disclosed by Survey and the Terms, provisions, conditions and matters recited in Instrument No. 970421051, Vol. 16 of Surveys, Page 139.

12. Easement and Development Agreement, including terms and conditions thereof as recorded in Instrument No. 3087627 and 3087628.
    Betwee.: Donald Lutze and Michael Baldwin

13. Consolidated Diking Improvement District No. 1 Agreement regarding Contract for Stormwater diversion into regional retention/detention basin, including terms and conditions thereof as recorded in Instrument No. 3295306.

14. Easement granted to Public Utility District No. 1, as more fully set forth in the document recorded as Instrument No. 3112850.

END OF SCHEDULE B

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Stewart Title Guaranty Company Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

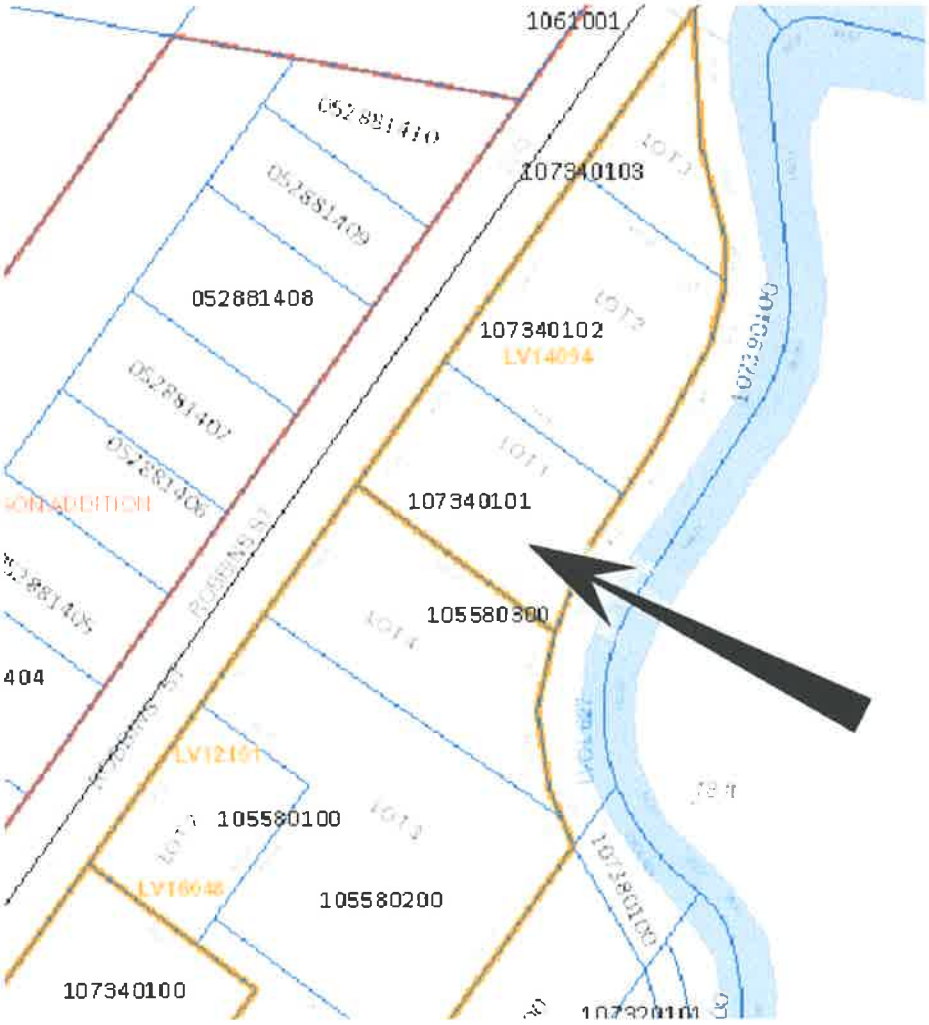
How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056**

stewart title

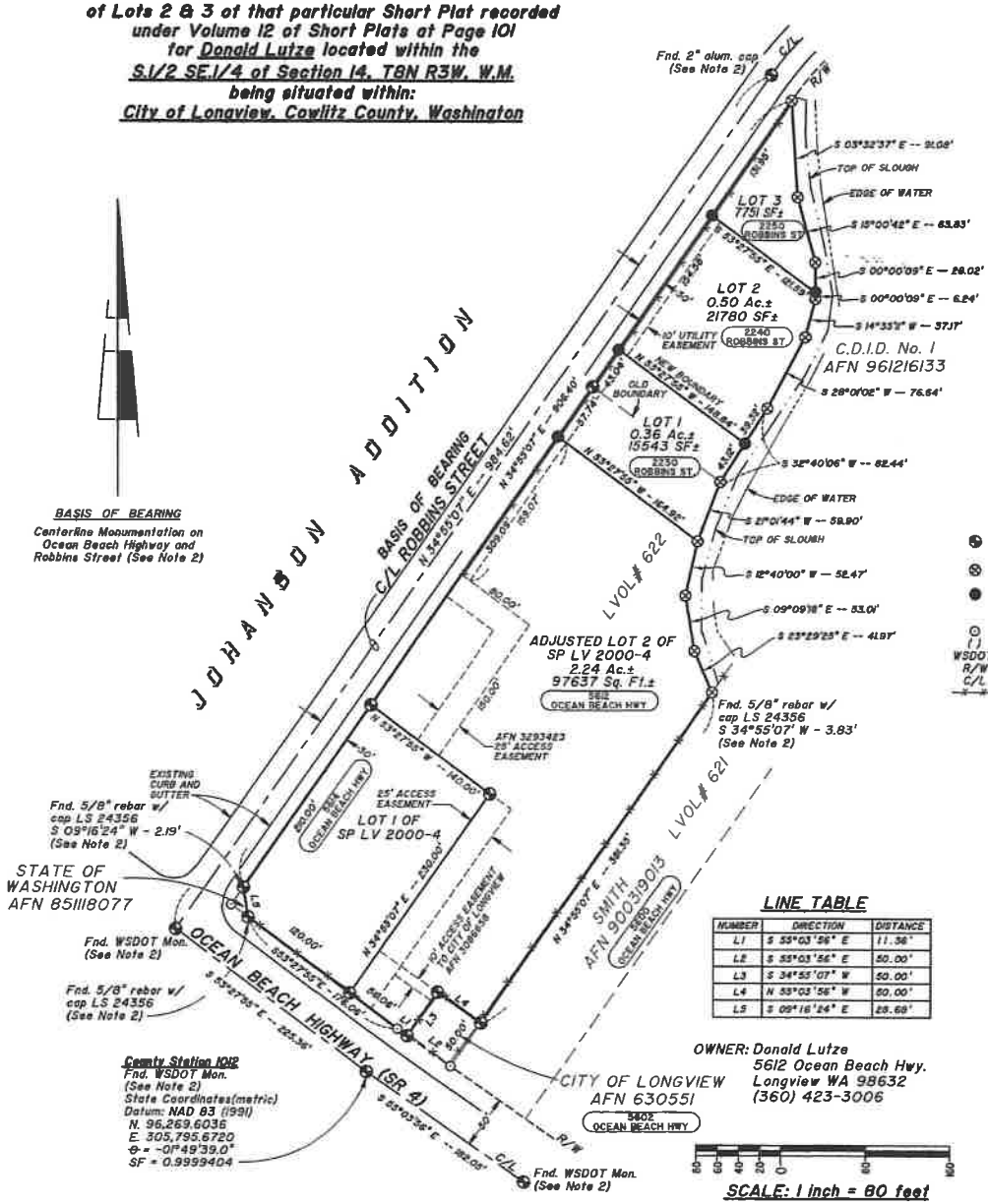
ORDER NO.: 342926

This sketch is provided without charge for information. It is not intended to show all matters related to the property including, but not limited to area, dimensions, encroachments or locations or boundaries. It's not a part of, nor does it modify, the commitment or policy to which it is attached. The company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.



3297301 V. 14 P. 94

A SHORT SUBDIVISION SURVEY
of Lots 2 & 3 of that particular Short Plat recorded under Volume 12 of Short Plats at Page 101 for Donald Lutze located within the S.1/2 SE.1/4 of Section 14, T8N R3W, W.M. being situated within: City of Longview, Cowlitz County, Washington



BASIS OF BEARING
Centerline Monumentation on Ocean Beach Highway and Robbins Street (See Note 2)

LEGEND

- ● = A corner FOUND or SET during a previous survey. (See Note 2) unless otherwise noted.
- ⊗ = A corner FOUND on 12/10/97, as previously recorded (See Note 1)
- ● = A new corner SET during this survey, on 1/12/2006, consisting of a 5/8"x30" rebar with plastic cap no. LS-37,529, unless otherwise described
- ⊙ = A corner calculated only--not set this survey
- ( ) = A Bearing and/or Distance of record
- WSDOT = Washington State Department of Transportation
- R/W = A street right-of-way
- C/L = A street centerline
- -x-x-x- An existing fence as shown

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 55°03'56" E	11.36'
L2	S 55°03'56" E	50.00'
L3	S 34°55'07" W	50.00'
L4	N 55°03'56" W	50.00'
L5	S 09°16'24" E	28.69'

NOTES

1) Refer to the 1997 "Record of Survey" for C.D.I.D. No. 1, in Section 14, T8N R3W, W.M. by John A. Duncan, LS no. 21,711, recorded in Book 16 of SURVEYS, at Page 139, in the records of Cowlitz County, Washington.

2) Refer to the 2000 Short Subdivision Survey LV2000-4, by Hampatur Corp., under the direction of C. Hampton, LS-18,087, recorded in Vol. 12 of Short Plats at Page 101, in the records of Cowlitz County, Washington.

3) All bearings and distances shown hereon are the same as previously recorded (see notes 1 and 2).

4) The equipment used on this survey was a "LEICA TC805L TOTAL STATION" (least read 3"). A closed traverse was run through existing control exceeding a relative accuracy of over 1:10,000.

THIS PROPERTY HAS NOT BEEN SUBDIVIDED WITHIN THE LAST FIVE YEARS.

SCALE: 1 inch = 80 feet

Examined & Approved this 11th day of MAY, 2006
John Bartley
Director of Community and Economic Development
Examined & Approved this 11th day of May, 2006
Jeff Cameron
Director of Public Works

(use Black permanent ink only)

Signature of Owner(s)
Owner(s) Donald L. Lutze
Address 2230 ROBBINS ST
Owner(s)
Address
Owner(s)
Address
Owner(s)
Address

STATE OF WASHINGTON } SS
COUNTY OF COWLITZ
This is to certify that on this 10th day of May, 2006 before me, the undersigned Notary Public, personally appeared the above signed owner(s), of land being short platted, and to me known to be the person(s), who executed the foregoing instrument and acknowledged to me that Donald Lutze signed and sealed the same as ____ free and voluntary act and deed for the uses and purposes therein mentioned.
WITNESS my hand and official seal the day and year last above written.
NOTARY PUBLIC
Linda J. Grimm
NOTARY PUBLIC in and for the State of Washington, residing at Cowlitz County

"The City of Longview by approving this short plat assumes no liability for plat or deed restrictions which may exist as to the property described herein. The purchaser of each lot as short platted is solely responsible for their own investigation of, and compliance with any such restrictions as to each lot."

SURVEYOR'S CERTIFICATE: This short subdivision map correctly represents an actual survey by me, or under my direction in conformance with the requirements of the Survey Recording Act, on JANUARY 2, 2006 at the request of DON LUTZE

Hampatur Corp.
1813 Baker Way
Kelso WA 98626
(360) 423-8166

Phillip R. Gustin PLS
Certificate no. 37,529
Date signed: 5/9/06

PHILLIP R. GUSTIN — STATE OF WASHINGTON — 37529 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 07/19/2007

Filed for record this 15th day at May 2006, at 12:19 A M., in book 14 of Short plats on page 94 at the request of Don Lutze
Kristina K. Swenson
Cowlitz County Auditor
Pat Arnett
Deputy Auditor

I Hereby Certify that all taxes on the land described hereon have been fully paid to and including the year 2006
107340101
Judith Ainslie
Cowlitz County Treasurer

Basis of Bearing: See North Arrow
Portion of Sec. 14, T. 8N, R. 3W, W.M.
LEGAL: AFN 9612161131
LVOL 622 in 14-8N-3W
Parcel no. 107340101 & 10538

Short Subdivision No. LVSP 2006-1

C:\EDO\JOBS\2006\06-023\06-023sp.dwg

107340101 Parcel #

Robbins Nest RV Park Binding Site Plan

Located in the SE 1/4 of Section 14 T8N, R3W, W.M.
Longview, Washington

Scale 1" = 10'

10 5 0 10

LOT AREA:
Minimum Req'd = 6,000 sq-ft
Actual = 15,543 sq-ft

LOT FRONTAGE:
Minimum Req'd = 50 ft
Actual = 100.78 ft

SETBACKS:
Minimum Front = 25 ft
Minimum Rear = 10'
Minimum Side = 0 ft
Minimum Side (Corner) = 15 ft

BUILDING HEIGHT:
Maximum = 48 ft, 3 Stories Max
Maximum Impervious Cover = 85%
Actual Impervious Cover = 73%

WELLS OR SEPTICS:
None Known

PARKING:
Standard Spaces = 11
Compact Spaces = 0
ADA Spaces = 0
Total Spaces = 11

PRESENT USE:
The site is currently a vacant grass field.

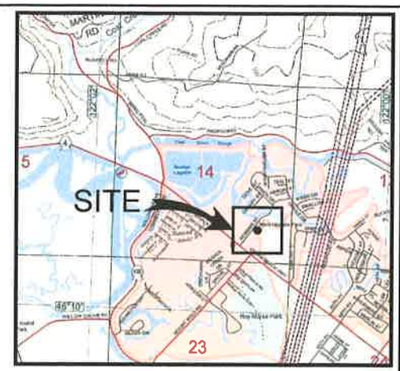
EXISTING STREETS:
The site will access from Robbins Street. The property is bordered on the north by the Lower Columbia Uni Services building, on the east by the CDID #1 Ditch, on the south by a vacant grass field zoned general commercial, and on the west by Robbins Street.

EXISTING ZONING:
GC (General Commercial District)

SANITARY SEWER SERVICE:
City of Longview

WATER SERVICE:
City of Longview

ELECTRICAL SERVICE:
Cowlitz PUD



VICINITY MAP
NOT TO SCALE

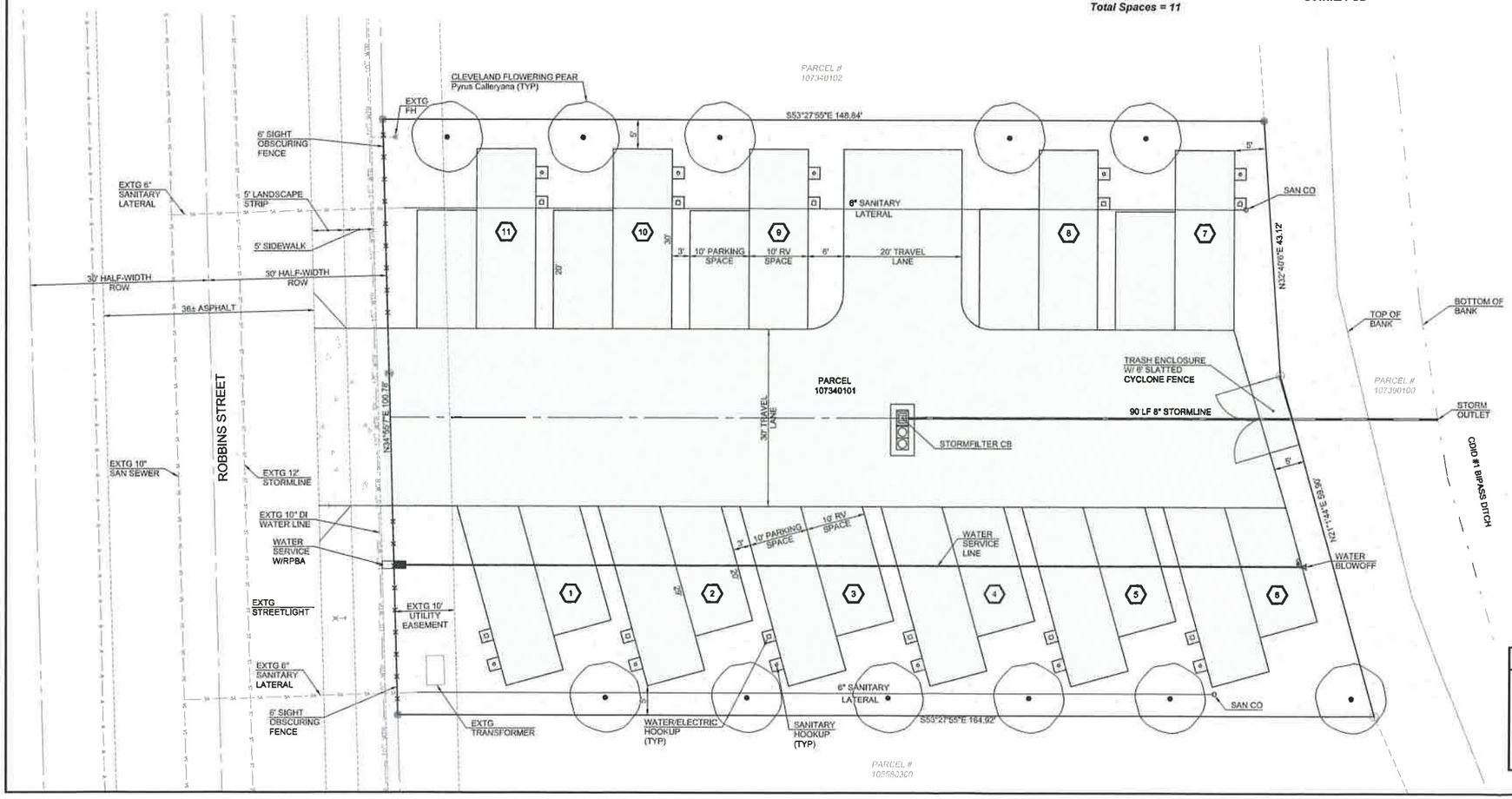
GENERAL NOTES

OWNER/DEVELOPER:
Ryan Neyer
126 SE James Street
Camas, WA 98607

ENGINEER:
THREE RIVERS LAND SERVICES, LLC
Contact: Tim Wines, PE
604 N 16th Avenue
Kelso, WA 98626
PH: (360) 431-9988
tim@threeriv.com

SITE LOCATION:
Located at the east side of Robbins Street approximately 640' south of the intersection of Ocean Beach Highway and Robbins Street.
Latitude: 46.173299
Longitude: -123.014720

SITE ADDRESS:
2230 Robbins Street
Longview, WA 98632
Parcel Number 107340101
SE 1/4 of Section 14, T8N, R3W, W.M.
City of Longview, Cowlitz County, WA



Proposed Hatching Legend	
Proposed Asphalt Section	
Proposed Concrete	
Proposed Landscaping	

THREE RIVERS LAND SERVICES

604 N 16th Avenue, Kelso, WA 98626 | PH: (360) 431-9988

Consulting Engineers & Planners

Binding Site Plan for:
Robbins Nest RV Park
Located in Longview, Washington

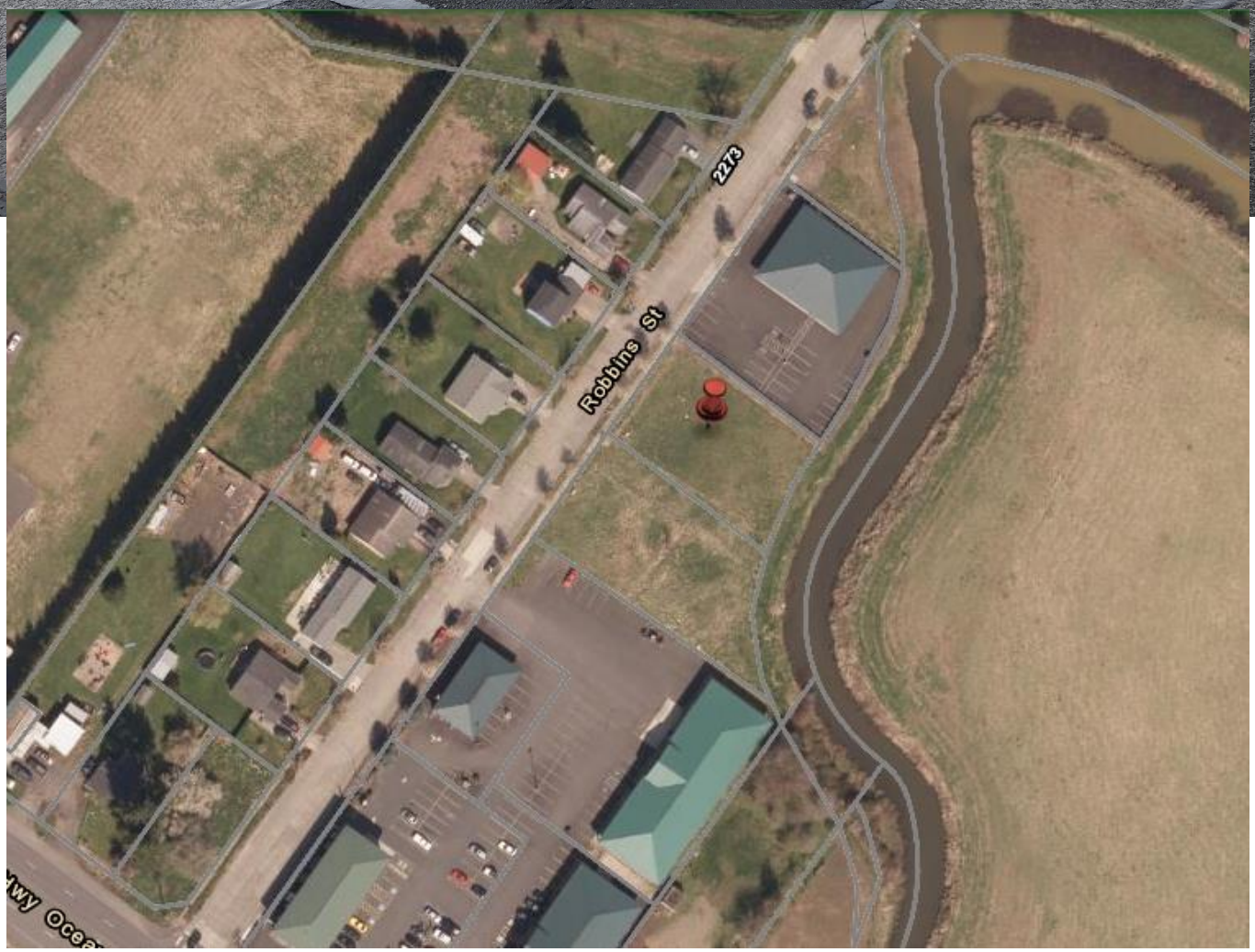
Three Rivers Land Services

Revisions			
A	2/12/19	For Review	TSW
B			
1			
2			
3			
4			

Project No.	1034
SCALE:	H: 1" = 10' V: N/A
DESIGNED BY:	TSW
DRAFTED BY:	TSW
REVIEWED BY:	TSW

1

WEA


227S
Robbins St

P.O. Box 128
Longview, WA 98632-7080
www.mylongview.com

March 21, 2019

NOTICE OF PUBLIC HEARING
CITY OF LONGVIEW PLANNING COMMISSION
April 3, 2019

Case No: PC 2019-1

Initiator: Ryan Neyer, Camas WA. Represented by Three Rivers Land Services, LLC

Request: Approval of a Type B binding site plan to permit a recreational vehicle (RV) park with 11 RV spaces, 11 parking spaces and associated landscaping, screening and trash receptacles.

Location: Vacant property addressed 2230 Robbins Street, Longview WA. The property is on the east side of Robbins Street and is zoned General Commercial.

Why You are Receiving This Notice: You own real property located near a proposal which requires a public hearing. The Public hearing is an opportunity to provide comments for consideration by the Planning Commission. The planning commission will review the binding site plan application, make findings of fact and determine whether the binding site plan is approved, disapproved or approved with conditions. The planning commission, if it finds the binding site plan application to be incomplete, may return same to the applicant and request additional information.

Comments: If you would like to comment on the proposal, written comments must be received by no later than 6:00 p.m. on Wednesday, April 3, 2019 addressed to the City of Longview, Community Development Department, PO Box 128, Longview, WA 98632, ATTN: Adam Trimble, Planner.

Public Hearing: You are invited to attend the Planning Commission public hearing scheduled for 7:00 p.m. on **Wednesday, April 3, 2019.** You may also provide comments at this meeting. The public hearing will be held at the Longview City Council Chambers, located on the 2nd floor of City Hall, 1525 Broadway, Longview, WA.

The planning commission agenda and project information is typically available one week before the meeting date, at www.mylongview.com

For further information contact Adam Trimble, interim Planning Manager at (360) 442-5092 or by email at adam.trimble@ci.longview.wa.us

Date Mailed: March 21, 2019

Robbins Nest RV Park Binding Site Plan

Located in the SE 1/4 of Section 14 T8N, R3W, W.M.
Longview, Washington

Scale 1" = 10'

LOT AREA:
Minimum Req'd = 6,000 sq-ft
Actual = 15,543 sq-ft

LOT FRONTAGE:
Minimum Req'd = 50 ft
Actual = 100.78 ft

SETBACKS:
Minimum Front = 25 ft
Minimum Rear = 10'
Minimum Side = 0 ft
Minimum Side (Corner) = 15 ft

BUILDING HEIGHT:
Maximum = 45 ft, 3 Stories Max
Maximum Impervious Cover = 85%
Actual Impervious Cover = 73%

WELLS OR SEPTICS:
None Known

PARKING:
Standard Spaces = 11
Compact Spaces = 0
ADA Spaces = 0
Total Spaces = 11

PRESENT USE:
The site is currently a vacant grass field.

EXISTING STREETS:
The site will access from Robbins Street. The property is bordered on the north by the Lower Columbia Uni Services building, on the east by the CDID #1 Ditch, on the south by a vacant grass field zoned general commercial, and on the west by Robbins Street.

EXISTING ZONING:
GC (General Commercial District)

SANITARY SEWER SERVICE:
City of Longview

WATER SERVICE:
City of Longview

ELECTRICAL SERVICE:
Cowlitz PUD

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

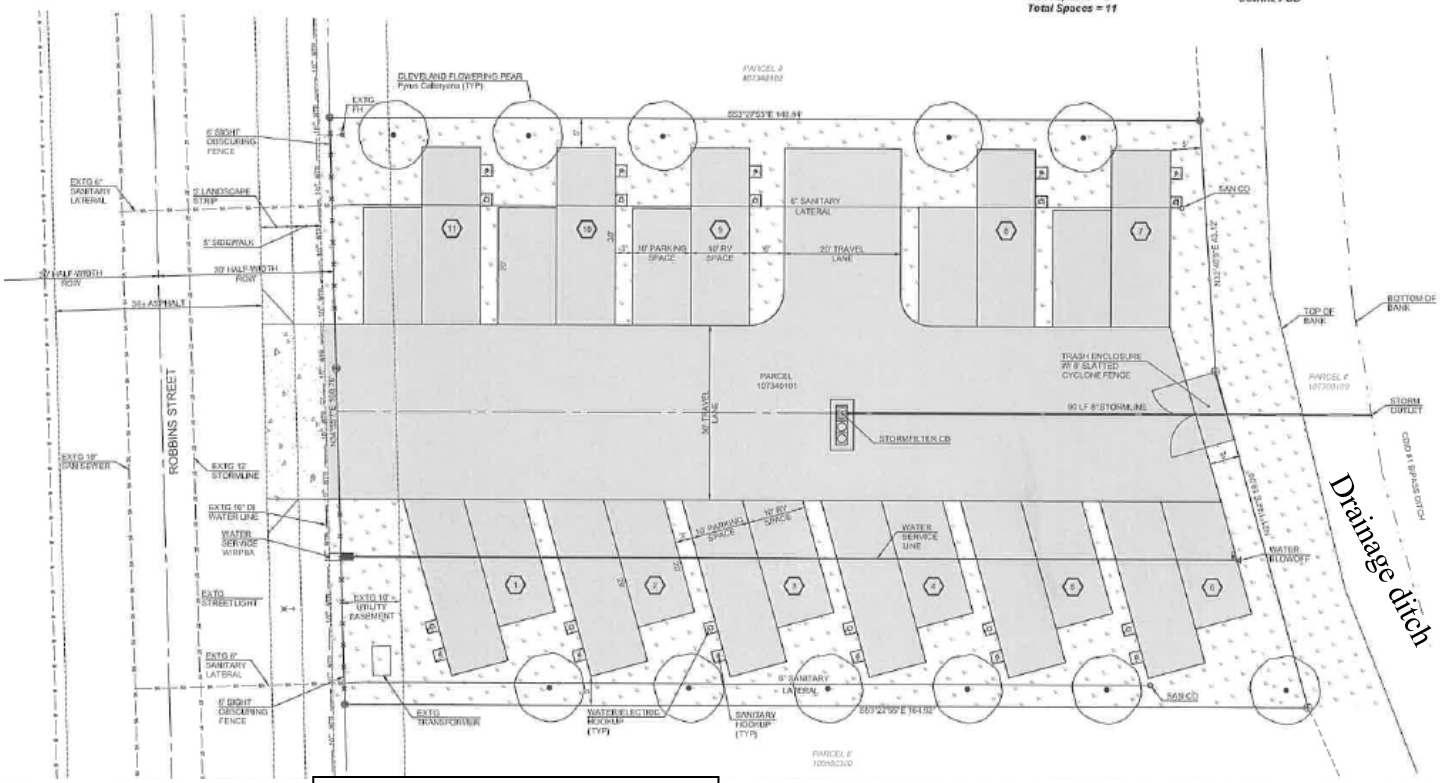
OWNER/DEVELOPER:
Ryan Neyer
126 SE James Street
Camas, WA 98607

ENGINEER:
THREE RIVERS LAND SERVICES, LLC
Contact: Tim Wines, PE
604 N 16th Avenue
Kelso, WA 98626
PH: (360) 431-9588
tim@threeriv.com

SITE LOCATION:
Located at the east side of Robbins Street approximately 640' south of the intersection of Ocean Beach Highway and Robbins Street.
Latitude: 46.173299
Longitude: -123.014720

SITE ADDRESS:
2230 Robbins Street
Longview, WA 98632
Parcel Number 107340101
SE 1/4 of Section 14, T8N, R3W, W.M.
City of Longview, Cowlitz County, WA

Teacher's union building



Drainage ditch

Proposed Hatching Legend	
Proposed Asphalt Section	
Proposed Concrete	
Proposed Landscaping	

Papa Pete's, OB Hwy

THREE RIVERS LAND SERVICES

Binding Site Plan for:
Robbins Nest RV Park
Located in Longview, Washington

Three Rivers Land Services | Consulting Engineers & Planners | 604 N 16th Avenue, Kelso, WA 98626 | PH (360) 431-9588

Revisions
A 2/12/19 For Review

Project No. 1034
SCALE: H: 1" = 10' V: N/A
DESIGNED BY: TSW
DRAFTED BY: TSW
REVIEWED BY: TSW
1
1

City of Longview

Agenda Summary

COMPREHENSIVE PLAN UPDATE: Discussion on Mixed-Use Commercial Residential Classification and future zoning district.

RECOMMENDED ACTION: Review proposed description of Mixed Use Residential/Commercial classification for adequacy and ability to achieve desired zoning regulations for the new mixed use residential/commercial zone.

Direct staff to prepare language to include in the comprehensive plan update for a mixed use residential/commercial classification and new goal to develop zoning regulations for a new zone.

Set a public hearing for the proposed future land use map changes for the 36th Ave neighborhood.

Recommended Action: Review proposed description of Mixed Use Residential/Commercial classification for adequacy and ability to achieve desired zoning regulations for a new mixed use residential/commercial zone.

Direct staff to prepare language to include in the comprehensive plan update for a mixed use residential/commercial classification and new goal to develop zoning regulations for a new zone.

Set a public hearing for the proposed future land use map changes for the 36th Ave neighborhood.

Attachments:

1. 190403 memo_PC_mixeduse_Commercial-Residentail_class

Memorandum

March 28, 2019

TO: Longview Planning Commission

FROM: Adam Trimble, interim Planning Manager

SUBJECT: Mixed Use Residential/Commercial Classification

At the March 20, 2019 Planning Commission workshop meeting, the planning Commission directed staff to present options for retaining the Mixed Use Residential Commercial Classification in the comprehensive plan update so that it may be applied as a map change to portions of the 36th Avenue neighborhood which are currently classified Regional Commercial. The Mixed Use Residential/Commercial Classification (MU-R/C) currently only exists over the Barlow Point area of Longview that is outside City limits, thus no zoning code has been developed to correspond with the classification. If the Planning Commission desires to proceed with the map change for the 36th Ave area, zoning regulations for a new MU-R/C zone will need to be developed based on the Comprehensive plan policies and objectives for the MU-R/C classification. The Comprehensive Plan currently provides the following:

Land use Chapter 2006 Comp Plan page 2-8

Mixed Use

This classification is intended for areas that will promote an urban-style development with a mix of uses that commonly include commercial, office, and residential, with a strong emphasis on pedestrian connections. Strip commercial and residential development should not be allowed; instead, development should be focused into nodes or clusters. Mixed Use development may include permitted activities mixed within the same building or within separate buildings on the same site or on nearby sites. This classification should provide flexible development standards, which will ensure design compatibility between the site and the development, as well as between the development and the surrounding area. Three Mixed Use Designations (Residential/Commercial, Commercial/ Industrial, and Office/Commercial) are described below.

Residential/Commercial

This designation is intended to encourage an integration of residential, village style commercial, waterfront commercial, and office uses under a planned development process, which encourages creativity in site planning by allowing flexibility in lot and building arrangements and a mix of uses. Large-scale

developments containing only single uses are discouraged within this classification.

At the April 3 meeting, the Planning Commission can examine whether the existing description of the MU-R/C classification fits with the vision for the future of the 36th Ave neighborhood and make changes as necessary. Staff will suggest adding a goal to the update to the comprehensive plan to develop zoning regulations for a MU-R/C zone.

During the workshop staff discussed how the 36th Ave neighborhood area remains a good opportunity for the city to see large scale redevelopment under a planned development process. The amount of undeveloped acreage versus the number of homes and the location combine to make a rare situation. A project that will redevelop as much as 10± acres at one time will also upgrade the utilities and roads in the vicinity and could serve as catalyst for more development in the area. The Planning Commission heard comments during the workshop that traffic counts decline significantly on Ocean Beach Highway west of 38th Ave, which reinforces how the 36th Ave neighborhood could develop in a strip mall commercial fashion along the highway frontage unless regulations require a different type of development, on a larger scale that includes the properties going back to Olive Way. There are an additional 10± acres of vacant land south of the Olive Way ROW which could also be considered for the new classification or reclassified in the future if needed.

Benefits of mixed-use development include:

- allows for greater housing variety and density
- reduces distances between housing, workplaces, retail businesses, and other destinations
- encourages more compact development
- results in better infrastructure and a tax base to support it
- strengthens neighborhood character
- promotes pedestrian and bicycle friendly environments

Some resources for more information on mixed use development:

- EPA publication on Smart Growth https://www.epa.gov/sites/production/files/documents/smart_growth_and_economic_success.pdf
- Walk score website- an interesting perspective on communities. https://www.walkscore.com/how-it-works/
- Attached: American Planning Association- Zoning for Mixed Uses

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

Cc: Jim McNamara, City Attorney
Sean Kelly, Assistant City Attorney
Jeff Cameron, Public Works Director
John Brickey, Community Development Director

Zoning for Mixed Uses

There was a time when single-use zoning served a vital purpose. Before zoning, industrial and waste-generating land uses were a major nuisance for nearby residential and commercial areas, sometimes even threatening public health. But today, as our economy continues on a path of rapid deindustrialization, we are finding that a system developed early in the last century cannot meet the needs of our changing communities. Strict segregation of land uses continues to stand in the way of developing modern, mixed use neighborhoods and districts that foster both environmental sustainability and a sense of community.

Traditional Zoning and Overlay Districts. More and more communities are finding that their 10- to 20-year-old zoning ordinances are no longer responsive to current development trends. Traditional zoning codes can be an obstacle to elements that make cities vibrant and livable, such as higher density development and easy access to public transport. Also, older codes can lack flexibility in allowing developers to negotiate with the city for mutually beneficial projects. Some areas designate overlay districts or special zones to remedy problems caused by outdated zoning codes. If overused, this strategy can lead to confusion, as the community's zoning map becomes an impossible-to-read hodgepodge of numerous districts, special districts, and overlay districts, each with their accompanying pages of text, lists of uses, and differing design standards. In many cases, a better solution is creating a mixed use zoning ordinance that clearly defines the land regulation standards necessary for implementing the community vision.

Mixed Use Zoning. Mixed use zoning sets standards for the blending of residential, commercial, cultural, institutional, and where appropriate, industrial uses. Mixed use zoning is generally closely linked to increased density, which allows for more compact development. Higher densities increase land-use efficiency and housing variety while reducing energy consumption and transportation costs. The mixed use buildings that result can help strengthen or establish neighborhood character and encourage walking and bicycling.

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MIXED USE ZONING FOR SMART GROWTH

Smart growth seeks to encourage compact design, walkable neighborhoods, housing choice, and the creation of more transportation options through access to transit and greater connectivity between neighborhoods. To further the goals of smart growth, a growing number of communities are including provisions for mixed use development in their zoning ordinance.

Traditional Neighborhood Development and New Urbanism. Traditional zoning ordinances can result in large-scale, single-use, large-lot residential developments. These subdivisions often require costly and redundant municipal infrastructure to function while furthering dependence on nonrenewable energy sources. Traditional neighborhood developments and new urbanism projects tend to sup-

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Mixed use development encourages compact development through increased density.

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port a wider range of uses and higher densities in new projects while encouraging travel to, from, and within neighborhoods by modes other than the automobile. Thanks in part to advocates for traditional neighborhood development, many developers are responding to a growing demand for neighborhoods that offer a range of housing types where services and goods are nearby and accessible to pedestrians.

Traffic Congestion. Mixed use zoning can reduce the peak-hour congestion paralyzing urban areas across the nation. It provides the tools necessary to develop areas where people have the opportunity to work, shop, and socialize near their homes. By increasing opportunities to combine trips, mixed uses can reduce the vehicle miles traveled by residents of a community.

Parking. Parking requirements for mixed use development can be flexible because spaces can be shared among the uses. For example, a bank with regular daytime hours has no need to provide parking during the evening hours. The bank's parking can be used by people coming home from work or by patrons of nearby cafes or entertainment facilities. Shared parking reduces the amount of surface area devoted to parking, resulting in cost savings for developers, environmental benefits in the form of less stormwater runoff, and aesthetic improvements to neighborhood's appearance.

Transit-Oriented Development. TOD establishes a "symbiotic relationship" between land uses in proximity to a transit station. For example, medical and institutional services, retail, and multifamily residential structures can all be integrated around major public transport nodes. Increasing residential density to levels that support public transit makes it possible to carry out day-to-day activities—such as shopping or visiting the doctor—without needing to travel outside of the neighborhood. TODs are not possible without mixed use zoning and a consideration of the appropriate residential density and land-use mix.

Integrating uses—residential, retail, and child care in this case—helps to create vibrant neighborhoods in which residents can accomplish several activities walking instead of driving.

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Planned Unit Development. Traditional zoning and development codes tend to prohibit the densities and mix of uses found in traditional neighborhood developments. As a remedy, localities without mixed use zoning can turn to a Planned Unit Development (PUD) designation to incorporate retail and commercial uses within select residential subdivisions. A problem with PUDs is that developers often perceive the process as highly politicized, unpredictable, costly, and time consuming. Clearly worded ordinances that allow mixed uses can circumvent many of the complications arising from more arbitrary or location-specific PUD designations.

Revising the Zoning Ordinance. Many practitioners and scholars recognize that current codes need more flexibility to create places that are diverse, sustainable, and supportive of current trends in business and technology. Revising the zoning ordinance is likely to be politically unpopular in almost any city. Once property owners and developers understand the potential benefits of allowing mixed uses, much of the initial opposition may subside. Educating both developers and the community at large is a critical component for ensuring the successful adoption of mixed use zoning regulations.

Comprehensive Planning. The implementation of the comprehensive plan is dependent on the rules of the zoning ordinance. Linking a revised ordinance to the goals of the comprehensive plan gives municipal land-use controls the structure necessary to withstand legal challenge. This connection helps to guarantee that the goals identified in the comprehensive plan are linked to standards for implementing the community's vision. *Patrick C. Smith* ■

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