



City of Longview

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

Agenda Virtual Public Hearing

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Email adam.trimble@ci.longview.wa.us with any questions.

Planning Commission

Wednesday, November 18,
2020

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. APPROVAL OF MINUTES
20-000495 Minutes of the October 7, 2020 Planning Commission Meeting
3. AUDIENCE PARTICIPATION OF CORRESPONDENCE
4. DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS
5. PUBLIC HEARINGS

20-000485 PC 2020-6 MT. SOLO ESTATES PHASE 1 FINAL PLAT APPLICATION**Summary Statement:**

A subdivision developer, Hinton Development as Solo LLC, has requested final plat approval for phase 1 of Mt. Solo Estates, a 14 lot extension of existing Schneider Drive. The developer has constructed the road and utilities, stormwater swale, and graded the lots for development. At the developers option they will put up a bond for the remaining sidewalks, planting strips, driveways and light pole improvements. This will allow the homes to be built first and sidewalks, driveways and approaches to be built when ready for occupancy.

Recommended Action: Adopt a finding the plat is confirming and make a motion to recommend the City Council consider approving the application and grant approval for the Final Plat.

6. **NON-PUBLIC HEARING ITEMS**
7. **OTHER BUSINESS**
8. **PLANNER'S REPORT**
9. **ADJOURNMENT**



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Minutes

Agenda Virtual Public meeting

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Planning Commission

Wednesday, October 7, 2020

7:00 PM

City Hall

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1. ROLL CALL

Chairman Collins called the meeting to order at 7:00 p.m.

Present: Member Craig Collins, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Member Kalei LaFave, Member Stacey Dalgarno

Excused: Member Trey Davis

Staff Present: Ken Hash, Public Works Director; Steve Schuman, Assistant City Attorney; Adam Trimble, Planner; Lisa Vertrees, Administrative Assistant

2. APPROVAL OF MINUTES

20-000399 Minutes of the July 1, 2020 Regular Meeting**Recommended Action: Motion to accept as presented.**

A motion was made by Member Bill Josh, seconded by Kalei LaFave, to Approve July 1, 2020 minutes of the regular Planning Commission meeting. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Kalei LaFave, Stacey Dalgarno

Nays: None

20-000400 Minutes of the September 2 Workshop Meeting**Recommended Action: Motion to accept as presented.**

A motion was made by Member Bill Josh, seconded by Stacey Dalgarno, to Approve the September 2, 2020 workshop Planning Commission meeting. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Kalei LaFave, Stacey Dalgarno

Nays: None

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

None at this time.

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

Waived.

5. OTHER BUSINESS

20-000402 Staff request for Planning Commission to initiate zoning code amendments to allow Food Trucks and 'Walk-up food establishment with no indoor seating' in the CBD and MU-C/I zones and examine where and how the use is permitted in existing zones (special property use vs. permitted).

Recommended Action: Motion to direct staff to prepare a draft code amendment and presentation for a future meeting, after which a public hearing may be scheduled.

Mr. Trimble gave a screen share presentation.

Discussion included possibly studying the food truck pod in the Happy Valley area in Oregon. The Planning Commission would like a workshop and more information.

A motion was made by Member Bill Josh, seconded by Stacey Dalgarno, to direct staff to prepare a draft code amendment and presentation for a future meeting, after which a public hearing may be scheduled, to initiate zoning code amendments to allow Food Truck and 'Walk-up food establishment with no indoor seating' in the CBD and MU-C/I zones and examine where and how the use is permitted in existing zones (special property use vs. permitted).

The motion carried by the following vote:

Ayes: Member Craig Collins, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Kalei LaFave, Stacey Dalgarno

Nays: None

6. NON-PUBLIC HEARING ITEMS

20-000401 Comprehensive Plan implementation workshop continued.

At the September 2 Workshop, staff presented action items contained in the 2019 update to the Comprehensive Plan. A survey of the Planning Commissioners will be reviewed so that priorities can be identified.

Motion to direct staff to prepare a implementation work plan for review at a future meeting.

Comprehensive Plan workshop continuation.

Mr. Trimble gave a presentation, including slides with staff estimation of staff time and effort for land use actions, public involvement, and example schedule.

Mr. Trimble will mail out the slides so each member so they can rank the implementations in order of priority.

7. PLANNER'S REPORT*Community Development:*

- * Two multi-family projects under review; 30 units at the St. Helens market site and 22 units on OBH, with an additional 22 to follow.
- * Beech St., Alaska St. to 14th to Oregon Way. Fourteen large industrial lots. Permits for the road construction are being reviewed.
- * Received construction drawings for Ph. II and III of Mt. Solo Estates. Final plat approval will be at the November Planning Commission meeting.
- * Vale at Overlook is on hold until next Spring.
- * County morgue, Cowlitz 911 Dispatch Center plans are in for review.
- * Received a grant from the Department of Ecology to update the City's Shoreline ordinance.

Public Works:

- * Beech St. - several issues.
- * SR411/432 project ahead of schedule.
- * California Way/SR432 project will be next year.
- * Kelso West Main realignment will begin soon.
- * International Way/Oregon Way - no grants awarded. Will try again next year.
- * 15th Avenue Signal timing -November
- * OBH signals next Spring.

8. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for November 4, 2020.

With no further business to discuss, the meeting adjourned at 8:15 p.m.

Lisa Vertrees, Recorder

TO: Longview Planning Commission

FROM: Adam Trimble, Interim Planning Manager

DATE: November 13, 2020

MEETING DATE: November 18, 2020

SUBJECT: Case No. PC 2020-6 - Final Plat for Mt. Solo Estates Phase 1

The developer of Mt. Solo Estates subdivision has applied for Final Plat approval. All of the necessary infrastructure and improvements have been installed or have been bonded for later construction. The Longview City Engineer has indicated he is ready to sign the final plat.

- The staff report and the conditions of approval for phases 1-3 preliminary plat are attached to the agenda. Note, many are not applicable to this phase which is 1 of 3 planned. All major conditions apply to phases 2 & 3.
- The Longview Municipal code provides the approval process below: 19.80.160 Final plat procedure. The full process is below. The Planning Commission section requires:

“(6) Review by the Planning Commission – Subdivisions. After the inspection by the community development director, the planning commission shall review the proposed final subdivision for conformance with the preliminary plat and conditions approved by the council. Such review shall take place at a regular public meeting.

(a) If the planning commission finds a final plat to be conforming, the commission chairman shall signify the commission’s approval by signing the original drawing and Mylar copies, then shall forward them to the city clerk-treasurer for consideration by the council.

(b) If the commission finds that a final plat contains significant divergences from the approved preliminary plat, it shall withhold its approval, return the plat sheets to the applicant, and provide a statement indicating the reasons for the withholding of approval and the changes necessary. If the applicant does not modify the proposed final plat to the commission’s satisfaction, the city’s approval of the preliminary plat shall become null and void. To be reactivated, the plat must be resubmitted as a new preliminary plat subject to the provisions of this division, including payment of preliminary plat review fees.”

- This first of three phases of the project is a simple, straightforward extension of an existing street and existing utilities. A total of 14 lots will be created. There are no off-site improvements like parks or trails or traffic devices required on this phase. A temporary fire-department turnaround will be built at the end of the street.
- The attached final plat map has been found to confirm with the original proposal and will result in a block of homes as approved under the preliminary plat.

Staff is recommending the Planning Commission make a determination the plat is conforming, direct the chairperson to sign, and make a motion recommending the city council consider the application for approval.

LMC 19.80.160 Final plat procedure

(4) Review by City Engineer. The owner shall submit the original drawing of the proposed final plat and supplementary information stipulated in this section to the department of community development for review. The city engineer shall:

- (a) Inspect the detail and computations of the final plat for conformance with the specifications and standards of this chapter;
- (b) Inspect the final plat for conformance with the preliminary plat approved by the city council and conditions made a part of such approval;
- (c) Determine either that all required improvements have been installed or that certain improvements may properly be deferred under LMC 19.80.210; and
- (d) When the city engineer is satisfied with the detail and computations of the plat, determines that the plat conforms to the preliminary plat and conditions and approves the subdivision, he/she shall signify their approval by signing the original and Mylar copies of the final plat. If the city engineer is not satisfied with the detail and computations of the final plat, and finds that the plat does not conform with the approved preliminary plat and conditions, determines that improvements were installed incorrectly, or is not satisfied with the extent or manner in which completion of improvements would be deferred, he/she shall withhold their signature until the matter is corrected or resolved by the applicant to the satisfaction of the engineer. Prior to approval of the final plat by the city engineer, all engineering review fees shall be paid in accordance with Chapter 19.06 LMC.

(5) Review by the Community Development Director. When the director is satisfied with the details of the plat, determines that the plat conforms to the approved preliminary plat and conditions set thereon, and determines that improvements either are complete or may properly be deferred, he/she shall forward the plat to the planning commission for review. If the director is not satisfied with the detail of the final plat, finds that the plat does not conform with the approved preliminary plat and conditions, determines that improvements were installed incorrectly, or is not satisfied with the extent or manner in which completion of improvements would be deferred, he/she shall return the plat to applicant until the matter is corrected or resolved by the applicant to the satisfaction of the director.

(6) Review by the Planning Commission – Subdivisions. After the inspection by the community development director, the planning commission shall review the proposed final subdivision for conformance with the preliminary plat and conditions approved by the council. Such review shall take place at a regular public meeting.

- (a) If the planning commission finds a final plat to be conforming, the commission chairman shall signify the commission's approval by signing the original drawing and Mylar copies, then shall forward them to the city clerk-treasurer for consideration by the council.
- (b) If the commission finds that a final plat contains significant divergences from the approved preliminary plat, it shall withhold its approval, return the plat sheets to the applicant, and provide a statement indicating the reasons for the withholding of approval and the changes necessary. If the applicant does not modify the proposed final plat to the commission's satisfaction, the city's approval of the preliminary plat shall become null and void. To be reactivated, the plat must be resubmitted as a new preliminary plat subject to the provisions of this division, including payment of preliminary plat review fees.

(7) Review by the City Council – Subdivisions. The city council shall review final plats at a public meeting considering the factors set forth below. The council review shall occur after the director and planning commission have completed review. The council shall determine whether:

- (a) The final plat substantially conforms to the approved preliminary plat and conditions set thereon;
- (b) The public uses and interest will be served by the subdivision and the final plat meets the requirements of Chapter 58.17 RCW and of this chapter;
- (c) Improvements have been completed or properly guaranteed to be completed in accordance with LMC 19.80.210;
- (d) The required dedications, certifications and acknowledgments and signatures required by this chapter have been duly stated and obtained;
- (e) Inspection and street sign fees have been paid;
- (f) Proposed covenants are in satisfactory form and ready for recording with the final plat; and
- (g) Any other supplementary materials required by this division or by the council have been satisfactorily completed. If the council affirmatively makes the above determinations, the mayor shall inscribe and execute the council's will on the face of the original drawing and Mylar copies of the final plat. If the council withholds approval, it shall return the plat sheets and supplementary material to the applicant and provide a statement of reasons for its decision and of the changes necessary to permit granting approval. (Ord. 3090 § 2, 2009).



STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

PRESENTED BY: Adam Trimble, Planner

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

CASE NO.: PC 2018-1

RELATED CASES: E 2018-2

HEARING DATE: December 12, 2018

PROPOSAL: Preliminary Subdivision Plat approval for a 92 lot subdivision in three phases, on 30+/- acres of a 50+/- acre site [Exhibits A & B]

LOCATION: The property is located in west Longview and will connect two existing subdivisions of single family homes located between Willow Grove Connection Rd (State Route 432) and Mt. Solo Rd. between the 2000 and 1900 blocks of Branch Creek Drive. The property is located within the NW ¼ of Section 23, T8N, R3W & the SW ¼ of Section 14, T8N, and R3W in Cowlitz County
Parcel No.: Parcel Number(s): 107460100, 107200100, and 107340103

APPLICANT: Hinton Development Corp., SGA Engineering, PLLC
14010-A NE 3rd Court Suite 106 2005 Broadway Street
Vancouver, WA 98685 Vancouver, WA 98663

CONTACT: Rob Hinton Phone (360) 546-1220 rob@hintondevelopment.com

PROPERTY OWNER: Solo, LLC

SEPA DETERMINATION: A mitigated determination of non-significance (MDNS) was issued by the SEPA Responsible Official on August 30, 2018. The comment period closed at 6:00PM on September 13, 2018 [Application No. E 2018-2] [Exhibit C]

I. BACKGROUND

A. GENERAL SITE INFORMATION

<i>Zoning District:</i>	R-1 Residential District
<i>Comprehensive Plan Designation:</i>	Low Density Residential
<i>Adjacent Land Uses:</i>	<u>North:</u> A manufactured home park, single family homes on large lots, Cowlitz County road maintenance yard, vacant land, Ocean Beach Hwy, and a retail convenience store. <u>East:</u> single family residential subdivision <u>South:</u> single family residential subdivisions, single family homes on large lots and vacant land. <u>West:</u> C.D.I.D No.1 Ditch No. 10, Willow Grove Connection road, Columbia River levy and estuary.
<i>Adjacent Zoning Designations:</i>	R-1 Residential, R-2 Residential and R-3 Residential.
<i>Parcel Size (square feet):</i>	Approximately 50 +/- acres
<i>Existing Vegetation:</i>	Predominantly grasses and shrubs, blackberry and some trees
<i>Existing Structures:</i>	No built structures. Three existing farmers' ditches are maintained on the property and a sewer force main extends under the future Branch Creek Drive
<i>Geologic Hazards:</i>	Soils have severe restrictions for urban development due to high water table and shrink/swell potential.
<i>Shoreline Designation:</i>	N/A
<i>Floodplains:</i>	No mapping indicators
<i>Frequently Flooded Areas:</i>	No mapping indicators
<i>Wetlands:</i>	Wetlands have been identified on the site and surrounding areas in the submitted Critical Areas report and accompanying wetland delineation and mitigation plan.
<i>Steep Slopes:</i>	No mapping indicators
<i>Unstable Soils:</i>	No mapping indicators
<i>Soils Description:</i>	Ch, Caples silty clay loam

<i>Soil Characteristics:</i>	Slowly permeable and surface runoff is very slow, poorly drained, slight susceptibility to erosion
<i>Gradient of Soils on-site:</i>	0-3%
<i>Seismic Liquefaction:</i>	Site has potential to liquefy in a seismic event
<i>Critical Area Recharge Areas:</i>	N/A

B. LAND USE HISTORY

The property has been farmland and pasture since the formation of the consolidated diking district #1 and establishment of Longview. The area of this application was previously approved by the City of Longview for a single family subdivision in 1998. Originally proposed as phases 3, 4, & 5 of the Master Plan for the Village at Mt. Solo, only phases 1 and 2 were completed, leaving the approval for this portion of the master plan to expire after several extensions. Since 1999, phases 1 and 2 of Village at Mt. Solo have been completed and built out with single family homes. The 5.7 acre Altrusa Park was constructed and dedicated to the City and wetland mitigation including a network of trails was completed for the existing subdivisions.

C. KEY ISSUES

Wetland mitigation

Seismic design to mitigate liquefaction risk

Emergency access and safety

D. DIMENSIONAL STANDARDS

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

Based on the information provided by the applicant, staff finds that the proposed lot dimensions meet the requirements for the R-1 zone in phases 1-3. Certain lots shown on the master plan will need to be re-configured to meet the minim requirements. The requirements are below:

Standard	
	R-1
Minimum lot size (square feet)	6,000; townhouses per PUD approval
Minimum lot frontage/width (feet)	50
Minimum lot frontage on a cul-de-sac: In all zones, lot frontage on cul-de-sac lots may be reduced up to 25 percent of base standard (see above)	
Maximum density (units per acre)	6 units

Standard	
	R-1
Front yard setback (feet)	25
Front yard setback (alley-loading) ³	15
Rear yard setback ⁴ (feet)	15
Side yard setback ⁵ (feet)	5
Side yard (street) setback – corner lot, street flanking (feet)	15
Maximum building height – residential (feet)	35
Maximum building height – accessory building (feet) ⁷	20
Maximum impervious area of lot ⁸	65%

E. APPLICABLE CODE SECTIONS

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

Planning Commission Action: LMC §19.80.120 Approval criteria.

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

(a) Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for transportation, water, stormwater management, erosion and sediment control and sanitary sewage disposal methods that are consistent with the city's current ordinances, standards and plans; *the applicant has submitted a utility plan and stormwater reports and obtained the necessary permits to start grading and pre-loading the site.*

(b) Appropriate provisions have been made for but not limited to public health, safety and general welfare; *the proposed design and required mitigation will provide for traffic calming features, sidewalks, walking trails and street lighting.*

(c) Appropriate provisions have been made for proposed streets, alleys and public ways, utilities and other improvements that are consistent with the city's current ordinances, standards and plans, and Department of Health and/or Washington State Department of Transportation standards and plans, where applicable; *the subdivision will construct streets, utilities and other improvements consistent with City of Longview standards and specifications. WSDOT has reviewed the SR432 deceleration lane plans and approved them previously.*

(d) Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for open space, parks, schools, dedications, easements and reservations; *the development will dedicate all streets, sidewalks and trails for public use. Open space and*

recreation has been provided through the existing Altrusa Park which was sized per city requirements in 1998 to serve the area covered by this subdivision. Additional open space will be provided by walking trails, wetlands and wetland buffer areas.

(e) The design of the proposed subdivision site has taken into consideration the physical features of the site, including but not limited to: topography, soil conditions, susceptibility to flooding, inundation or swamp conditions, steep slopes or unique natural features such as wildlife habitat or wetlands; *the site layout works with the existing sloughs, wetlands and physical features of the site. The applicant has elected to use wetland buffer enhancement and reduction to accommodate lots in some areas and more wetland protections in others.*

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

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

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

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

(iii) Longview zoning ordinance;

(iv) Cowlitz County shoreline master program;

(v) The stormwater management requirements set forth in Chapter [17.80](#) LMC;

(vi) The standards of this chapter and this title;

(vii) The International Fire Code and other adopted code;

(viii) Plans and specifications adopted by the public works department including those set forth in Chapter [12.50](#) LMC and the Longview standard plans and specifications; and

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

(h) A proposed subdivision may be disapproved because of flood, inundation or swamp conditions. Construction of protective improvements may be required as a condition of approval, and such improvements shall be noted on the final plat. No plat shall be approved covering any land situated in a flood control zone as provided in Chapter [86.16](#) RCW without the prior written approval of the State Department of Ecology; *the site is located in an area exempt from flood insurance due to the presence of levees and sloughs maintained by the diking district.*

(i) Dedication of land to any public body, provision of public improvements to serve the subdivision may be required as a condition of subdivision approval. An offer of dedication may include a waiver of right of direct access to any street from any property, and if the dedication is accepted, any such waiver is effective. The city may require such waiver as a condition of approval. Any dedication, donation or grant as shown on the face of the plat shall be considered for all intents and purposes as a quitclaim deed to the said donor(s) grantee(s) for his/her/their use for the purpose intended by the grantor(s) or donor(s). If the plat is subject to a dedication, a certificate or separate written instrument shall contain the dedication of all streets and other areas

to the public, any individuals, religious societies or corporation (public or private), as shown on the plat, and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road. Said certificate or instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the lands subdivided and recorded as part of the final plat. *The final plat will prepare all required covenants and agreements for all public and private dedications as conditioned by the City with the preliminary plat approval.*

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

(3) Authority to Condition Approval. The commission and council may attach those conditions to an approval or recommendation for approval as deemed necessary to promote the public interest, safety, health and welfare, except as prohibited in this chapter or other law. The commission may recommend and the council may require that conditions of approval be listed on the face of the final plat. In order that the applicant/developer bear a fair share of the cost of repair or improvement of these affected properties, facilities and services, the commission may recommend and the council may require construction, repair expansion, improvement or other provision of off-site improvements by the applicant. Such requirements may include but shall not be limited to dedication of land for right-of-way, resurfacing a street that provides access to a subdivision, or replacement in inadequately sized off-site utilities whose capacity will be affected by the development. For short plats, the director may establish conditions and require similar improvements as part of a conditionally approved preliminary short plat. *City staff has thoroughly reviewed the application and recommends the Planning Commission and City Council approve the subdivision with the conditions of approval listed in this report. The developer shall be required to construct a sidewalk and a sewer force main in existing right of way to connect Branch Creek Drive to Ocean Beach highway along the west side of Mt. Solo Rd. A deceleration lane may be required on state route 432 at the subdivision entrance.*

(4) Phasing. For phased projects, the commission shall consider the relationship between the preliminary plat and the master plan. The master plan should be used to establish appropriate modifications to the preliminary plat, conditions of approval, dedications and off-site improvements. *A master plan showing an additional two phases for a total of 168 lots has been submitted with this subdivision application. The master plan is not binding but has allowed staff to evaluate the whether appropriate infrastructure, dedications and off-site improvements are included in the project to enable the future phases.*

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

Public Improvements Minimum Standards LMC §19.80.130

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

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

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

- (1) Streets, Curbs, Sidewalks, Alleys. The standards set forth in Chapter [12.50](#) LMC shall be met. *Staff has reviewed the street layout and recommends a condition of approval for the applicant to determine traffic calming measures to be installed on select streets. The maximum unimpeded length on a residential street shall be 800-feet. For street segments over 800-feet, the engineer shall submit an analysis of potential traffic calming features. The streets to be considered shall include: existing Schneiter Drive started at SR 432, the proposed Branch Creek Drive extension, and existing Branch Creek Drive to Mt. Solo Rd. The Final Plat design review will evaluate whether the proposal meets standards.*
- (2) Stormwater management shall conform to Chapter [17.80](#) LMC and all other applicable statutes. *The applicant has submitted a stormwater report and drainage plan and worked with staff to obtain a grading permit and state construction stormwater permit.*
 - (a) Stormwater low impact development (LID) best management practices and site designs that minimize impervious surfaces, native vegetation loss, and stormwater runoff shall be implemented to the fullest extent practicable. *The applicant proposes to integrate LID into the proposal.*
- (3) Easements. The following easement standards apply:
 - (a) Utility Easements. Perpetual easement to utility providers for installation and maintenance of utilities shall be provided to serve each and every lot at locations deemed necessary by the utility providers. Such utilities may include sewer, water, stormwater, gas, electricity, communication lines and cables and other similar utilities. Utility easements shall be at least 10 feet in width or five feet on each side of contiguous lot lines unless otherwise approved by the city engineer. When the utility easements are needed at lot corners, the size of the easement shall be at least five feet by five feet. Additional easements for major distribution and transmission lines or unusual electric or communication facilities may be required where necessary. Additional easements for major distribution and transmission lines or unusual electric or communication facilities may be required.

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

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

(4) Installation of Utilities.

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

luminaries, shall be installed by the developer throughout the subdivision in accordance with city standards. Light conduit shall be placed in a separate ditch unless otherwise approved by the city. The applicant shall submit plans and manufacturer technical information meeting or exceeding city of Longview standards to the city engineer and public utility district for approval of all specifications and materials used in the system.

- (e) Landscaping of Planting/Utility Strip. The developer or their successor shall be responsible for ensuring that, prior to issuance of an occupancy permit for a lot, the utility/planting strip abutting the curb adjacent to the lot is planted in grass or other approved landscaping and with street trees. The plantings shall include street trees meeting the following characteristics:
 - (i) Shall be at least two-inch DBH at time of planting and be spaced at approximately 30-foot intervals on center;
 - (ii) Shall be centered between the curb and sidewalk;
 - (iii) Shall be planted at least 20 feet from driveways, at least 20 feet from street light standards and at least eight feet from fire hydrants and sewer laterals;
 - (iv) Shall be of a type, species and quantity approved by the superintendent of parks;
 - (v) Shall be at least 30 feet from any corner where curb lines intersect; and shall be planted and maintained in an acceptable manner.
- (f) Timing and procedure for construction of sidewalks shall be as follows:
 - (i) All intersection curb ramps shall be constructed with roadway infrastructure required for the subdivision;
 - (ii) Sidewalks shall be constructed with roadway infrastructure required for the subdivision on all open space tracts, nonbuilding lots, and on the major street frontage of double frontage lots; and
 - (iii) On building lots, construction of the sidewalk shall be done on a lot-by-lot basis, prior to issuance of a certificate of occupancy for the lot.

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

(5) Natural Features Preservation and Landscaping.

- (a) Plats shall be designed to preserve and enhance significant natural features and resources, including but not limited to natural contours, watercourses, marshes, scenic points and views, large trees, natural groves, rock formations, and sensitive areas; to be compatible with aesthetic values of the area; and to reflect natural limitations inherent in the property.
- (b) Plats shall be designed to minimize impacts on adjacent properties and on off-site or citywide public facilities and services, such as streets, drainage ways and storm sewers.

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

(d) Screening shall be implemented as follows:

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

The applicant identifies only one mature tree on the phase 1-3 plat and proposes to remove it. The applicant proposes to fill the property to improve soil bearing capacity and a required grades for street and stormwater drainage. The fill will create a 2-4' deep depression around the tree, creating a drainage problem that will kill the tree. New street trees are proposed per City requirements and wetland buffer enhancement plantings will take place on-site. A Preliminary Landscape Plan and critical areas report have been submitted, which detail the proposed landscaping.

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

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

There are no blocks proposed greater than 800 feet in length.

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

Branch Creek Drive, Schneider Drive, and Bethany Street are existing names. Sadie Lane/Sadie Circle and Melody Way are new proposed street names. There are no duplicate or similar street names found in the Longview vicinity.

(8) Lots or Parcels.

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

- (g) Lots shall be laid out to provide drainage away from all buildings, and individual lot drainage shall be coordinated with the storm drainage pattern for the area. Drainage shall be designed to avoid concentration of stormwater from one lot to an adjacent lot.

The proposed lots in phases 1-3 appear to meet these requirements. All lots will be evaluated in the Final Plat design to determine if they meet these standards.

(9) Blocks.

- (a) Length. In general, blocks shall be as long as is reasonable and consistent with the topography and the needs for convenient access, circulation, control and safety of street traffic and the type of land use proposed. The block length shall not ordinarily exceed 800 feet or be less than 400 feet; provided, that the city may approve an alternative design.
- (b) Width. Except for reverse-frontage parcels or when topographic conditions do not permit, the width of blocks shall ordinarily be sufficient to allow for two tiers of lots of depths consistent with the type of land use proposed. This width shall normally be not less than 200 feet for the sum of two lot depths.
- (c) Intersecting streets shall be so laid out that blocks shall not be more than 800 feet in length between rights-of-way for local access street only. In the case of long blocks or oddly shaped blocks and to facilitate pedestrian access to parks, playgrounds, open space or schools, the applicant may be required to construct pedestrian and bicycle easements of not less than five feet in width on a dedicated right-of-way or perpetual unobstructed easement of not less than 15 feet in width, to extend through the block(s) at location(s) deemed necessary. Widths of blocks shall be such as to allow two rows of lots, except that blocks along the perimeters of a plat may have one row of lots.
- (d) Blocks intended for commercial and industrial use shall be designed specifically for such purposes, with adequate space provided for off-street parking, loading and delivery.

The proposed subdivision meets these requirements.

(10) Park and Recreation Improvements.

- (a) The planning commission and city council shall review the need for park and/or trail development when reviewing preliminary subdivision applications and may require the developer to dedicate land for park development as a condition of approval in accordance with this title. For the purposes of this chapter, the term “park” shall also include trails. Applicant-paid park improvements shall be constructed per the plat conditions. As agreed to by the city, a fee-in-lieu of park land dedication proposal may be considered in accordance with RCW [82.02.020](#) and such fee shall be paid prior to final plat approval, unless otherwise authorized by the city. The location and characteristics of land dedicated for park and recreational purposes shall follow these standards:
 - (i) The area proposed for park dedication may be located either within or outside the boundaries of the property described in the subdivision, but must either be adjacent to an existing or proposed city park site or within the same park service area in which the subdivision is located. Park service area is considered to be within one-half mile of the subdivision for which it is required;

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

- (c) Final Plat Approval Conditioned upon Park Land Dedication. When approval of the final plat of a subdivision is conditioned upon the dedication and/or improvement of land for park/trail purposes, the final plat shall not be approved or recorded until the director of parks and recreation has determined in writing that any land to be dedicated is shown on the face of the final plat, or in a deed conveying the land to the city which has been recorded with the Cowlitz County auditor's office or the instrument conveying the land to the city has been transmitted to the city council for acceptance of the dedication by ordinance.

The proposed subdivision, while not a direct continuation of the previously approved master plan for the Village at Mt. Solo, will benefit from the existing 5.7 acre Altrusa Park built under that subdivision approval. As a condition of approval for the Village at Mt. Solo, the City, on the request of the Parks Director, required one large park to be built and dedicated instead of two smaller parks as was proposed. The Parks and Recreation Department has reviewed the proposed subdivision and determined the existing Altrusa Park, playground/shelter etc. is adequate and no additional park land is needed. The applicant proposes to develop and dedicate a trail in phases 1-3 for public use. The developer shall install graveled walking paths per the Parks and Recreation Department's specifications. Paths will be a minimum of 10'-12' in width.

F. STAFF DISCUSSION

City staff has the advantage of having reviewed and approved this subdivision in the past. Utilities, streets, recreation and stormwater management have been designed and approved previously. While some changes were made between the Village at Mt. Solo and the Mt. Solo Estates applications, the layout is very similar, as is the utility design. A long planned sewer force main will be constructed to connect the proposed subdivision to the sewer transmission mains in Ocean Beach highway. Other off-site improvements will help safely accommodate additional residents in the neighborhood; construction of a sidewalk along the west side of Mt. Solo Rd. to Ocean Beach Hwy and construction of a deceleration lane on SR 432 are examples. Traffic calming measures will be proposed and constructed on long, uninterrupted roads such as Branch Creek drive and Schneiter Drive for safety and livability. Branch Creek drive will be improved to a minimum standard for emergency vehicle access, providing a second road outlet for the Village at Mt. Solo Phase 2 neighborhood (Island Drive/Schneiter Drive).

The primary concern staff has regarding the proposed development is the underlying soils. The geotechnical report identified the soil on has severe restrictions for urban development due to high water table and shrink/swell potential. The geotechnical report, and subsequent addendum produced by the applicant, reflects those concerns and contains recommendations to minimize risks. The City has reviewed and approved a filling and grading permit so that soils can be imported to 'pre-load' the site and improve soil bearing capacity. Further recommendation from the geotechnical engineer will address methods for constructing foundations to minimize risk of damage from an earthquake.

Critical area wetlands and habitat have been addressed through a wetland delineation report and management plan. Wetlands on site will be largely preserved or avoided. The developer will be required to obtain all necessary permits from the U.S. Corps of Engineers, Department of

Ecology, and the Consolidated Diking Improvement District No. 1 a prior to commencing work within areas of those agencies jurisdiction. The applicant has designed phases 1-3 to avoid disturbing possible wetlands on the remainder of the site. With buffer enhancement and reduction the site will comply with the Longview Critical Areas Ordinance. A trail is proposed along Branch Creek drive in and adjacent to wetland buffers, which is permitted, and will allow for residents to enjoy wetland areas and provide access for routine maintenance of the wetland plants required for enhancement.

Notice of this public hearing was posted in two locations, mailed to property owners within 300 feet of the proposal and published in the newspaper 10 days prior to the public hearing and published again 3 days prior to the public hearing. [Exhibit D]

G. SEPA DETERMINATION

A completed Environmental Checklist was filed with the City of Longview. The Checklist was circulated for agency review and comment on September 14, 2007. The comment period closed on August 30, 2018 [Application No. E 2018-2]. The City received comments from CDID #1 regarding stormwater design for the final plat.

The SEPA documents are attached as [Exhibit C].

II. STAFF FINDINGS

1. The Comprehensive Plan identifies the land use designation of the entire parcel as Low Density Residential. The plan further defines the density range for low-density residential development as “up to six dwelling units per acre.” The preliminary subdivision plat proposed will have a density of 3.1 dwelling units per acre therefore, this proposal meets this Plan requirement.
2. The site is currently zoned R-1 Residential District. This district permits the proposed development project, a single family residential subdivision.
3. Development of the property in a manner depicted on the initial preliminary subdivision plans 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.
4. 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 forward a recommendation of approval to the City Council for the Mt. Solo Estates Phases 1-3 Preliminary Plat, subject to the following conditions:

1. All required streets, sidewalks, street lighting, sanitary sewer, water and storm drainage systems shall be constructed to City of Longview standards. A lighting analysis shall be submitted and approved for the street illumination system prior to construction of any streets. Plans for construction for the above improvements shall be reviewed and approved by the City Engineer prior to construction. Concerns regarding specific construction details will be addressed during the plan review for each subdivision phase. The details included in the proposal are considered conceptual in nature. A lighting analysis will be required. Plans shall follow the City's standard details.
2. The developer shall provide paved temporary cul-de-sacs in accordance with City standards for phased incomplete streets in Phases 1 and 2, or an alternate turnaround as approved by the Longview Fire Marshal.
3. The developer shall construct a sidewalk along the west side of Mt. Solo Road to connect the sidewalks between the subdivision and the parcel on the SW corner of the intersection at Ocean Beach Highway & Mt. Solo Rd.
4. The street subgrade preparation, base and surfacing shall be designed by a qualified Geotechnical Engineer and shall not be less than the City of Longview standards.
5. The developer shall plant trees within the street right of way in accordance with Park and Recreation Department specifications and the standards of LMC 19.80.720.
6. The developer shall pump all sanitary sewage from Phases 2 of Village at Mt. Solo and the remaining phases of this subdivision to the existing sanitary sewer interceptor located in Ocean Beach Highway. Construction of a sewer force main along the West side of Mt. Solo Rd. from the northern boundary of Phase 1 of the Village at Mt. Solo subdivision to Ocean Beach Highway is required. As part of the Phase 1 construction, the existing Phase 2 sewer system from Village at Mt. Solo shall be redirected from discharging to the gravity system located in Phase 1 and shall discharge into the sewer system serving this subdivision.
7. All lots shall be graded to slope towards the streets or sloughs in such a manner that there shall be no standing water or drainage across adjoining properties. Rear lot line drainage systems are strongly discouraged.
8. An easement shall be granted to the City for the proposed path/trail and shall include rights of access and maintenance by the City.
9. Community mailboxes (or mail service as approved by the USPS) shall be provided by the developer prior to final plat approval or Bonded.
10. The developer shall be required to obtain all necessary permits from the U.S. Corps of Engineers, Department of Ecology, Consolidated Diking Improvement District No. 1 and the Washington State Department of Transportation prior to commencing work within those agencies area of jurisdiction.

11. The developer will be required to dedicate the land containing Ditch 15 and sufficient area for 25-ft wide continuous clear access measured from top of bank, including adjacent buffers and wetland mitigation areas, with the understanding that the natural watercourse will not be improved; or a lesser area as approved by the CDID No.1 Board. In addition, the following provisions must be met:
 - a. An access gate must be provided behind back of sidewalk at the end of Branch Creek Dr, near the intersection of Greyhawk Ln (per CDID#1 standard specifications); and
 - b. The tank traps between Schneider Drive and Ditch 10 must be filled; and
 - c. The City of Longview will maintain responsibility for trail maintenance under an interlocal agreement in the same manner previously agreed to for the trails at Village at Mt Solo.
12. The phases shall be developed in the sequence presented on the preliminary plat; unless approved per LMC §19.80.190: Modifications to approved preliminary plats.
13. The maximum unimpeded length on a residential street shall be 800-feet. For street segments over 800-feet, the engineer shall submit an analysis of potential traffic calming features. The streets to be considered shall include: existing Schneiter Drive started at SR 432, the proposed Branch Creek Drive extension, and existing Branch Creek Drive to Mt. Solo Rd. Suggested traffic calming features can be found on FHWA webpage under the FHWA Traffic Calming ePrimer – Module 3 Table 3.1 Likelihood of Acceptability of Traffic Calming Measures. Traffic calming features shall be constructed prior to final plat approval for the subdivision. This is required SEPA determined mitigation #2.
14. Unless otherwise approved by the Director of Public Works, access to corner lots that front on two streets shall be from the lower street functional classification.
15. For the reduced radius curve on Branch Creek Drive, parking shall be restricted in front of Lots 32, 33 Phase I and Lots 143, 144, 145 Phase IV and VILLAGE AT MT SOLO PH 2 LOT: 63. The developer shall design and install speed limit signs, special center line delineation markers, and no parking signs as per the City Engineer's requirements.
16. The Developer must provide a subdivision improvement bond for completion of sidewalks and street trees if those items are not constructed prior to final plat approval.
17. The developer shall provide utility easements in accordance with Cowlitz PUD requirements. The easement areas are for the installation, operation, and maintenance of underground utilities. The plat covenants shall show that all utility agencies, their successors and assigns, shall have a continuing right of ingress and egress over, across, along and upon the easement area involved at any and all times.

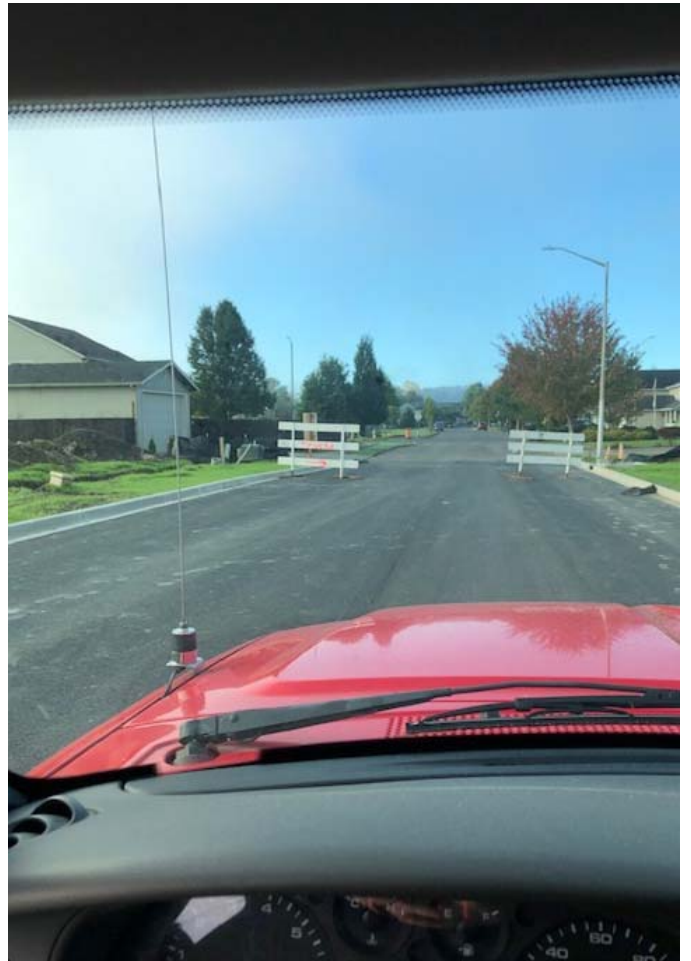
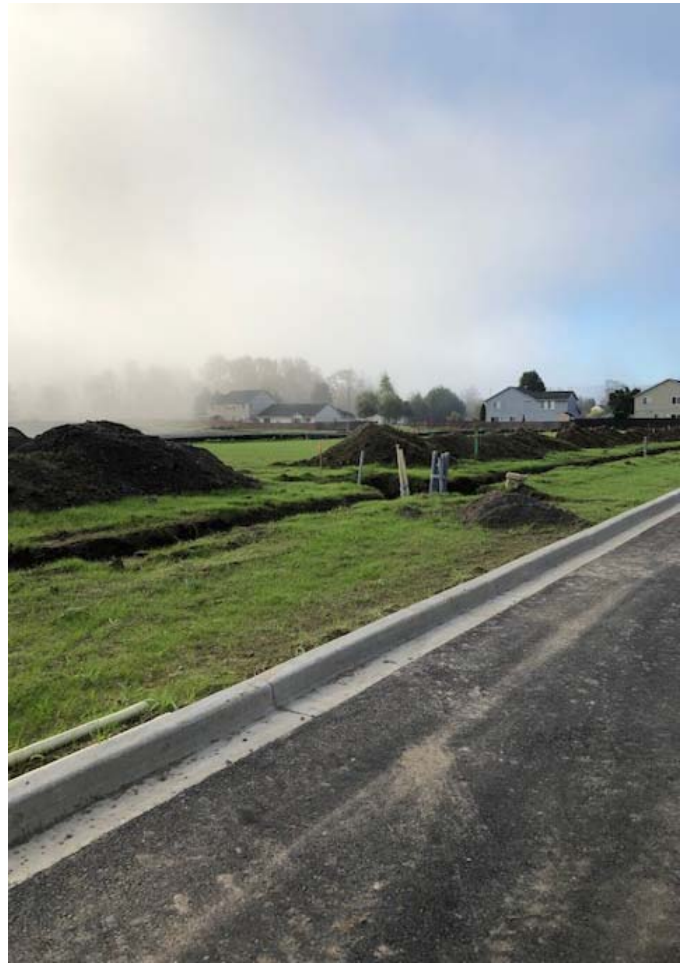
RECOMMENDED MOTION

“Move to accept the findings of the planning staff and submit a favorable recommendation to the Longview City Council of Case No. PC 2018-1, subject to the conditions of approval contained within the staff report.”

IV. EXHIBITS

- A. Application
- B. Preliminary Subdivision Plat
- C. SEPA documents
- D. Public Notice

Report date: December 5, 2018





Final Subdivision Plat Application

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

Application for a Final Subdivision Plat LMC 19.80.160 Application Number: _____ Preliminary Plat Application Number: _____	THIS SECTION FOR OFFICE USE ONLY:
Name of Subdivision: Mt. Solo Estates	
Applicant: SOLO, LLC _____ (Print All Information) Phone: 360-921-7410 _____ Contact Name: Joe Melo _____ Email: joe@hintondevelopment.com Mailing Address: 14010-A NE 3 rd Court _____ (Street or PO Box) City: Vancouver _____ State: WA Zip: 98685 -	
Property Owner: same as applicant _____ (Print All Information) Phone: _____ Contact Name: _____ Email: _____ Mailing Address: _____ City: _____ State: _____ Zip: _____	
Represented By: Jaima Johnson, Krista Harrington, Deanna Haake _____ (If Different From Above) Phone: 360-980-0124 _____ Mailing Address: 655 W Columbia Way, #200 _____ Email: builderdev@fnf.com _____ City: Vancouver _____ State: WA Zip: 98660 _____	
Relationship to Owner: Title Company – Fidelity National Title _____	
Applicant's Engineer: SGA Engineering – Jason Mattos _____ Phone: 360-993-0911 _____ Mailing Address: 2005 Broadway _____ Email: jmattos@sgaengineering.com City: Vancouver _____ State: WA Zip: 98663 _____	

Signature of Engineer or Surveyor: _____

James R. Pitts

Total Acreage of Site: 2.52 _____

Total Number of Lots: 14 _____

Buildable: 14 _____

Common: _____

FILING FEE:

Base Fee: \$1,738 +

Number of Lots (14) times \$81.00 fee per lot..... \$1134.00 _____

Total Fee: \$2872.00 _____

Comments: _____

SUPPLEMENTARY MATERIALS PER LMC 19.80.160(2) INCLUDING:

Two copies of the final plat on Mylar material:..... _____

Copy of Deed Restrictions and Restrictive Covenants (CCR's): _____

Title Report:..... _____

As-Built Plans:..... _____

Complete Survey and Field Computation Notes: _____

Plat Performance Bond: Amount _____

All items listed under LMC 19.80.160(2): _____

Comments: _____

LONGVIEW PLANNING COMMISSION:

Public Hearing Scheduled: Date: _____ 7:00 PM

Comments: _____

LONGVIEW CITY COUNCIL:

Public Hearing Scheduled: **Date:** _____ **7:00 PM**

Comments: _____

UNITED STATES OF AMERICA

The State of Washington

Secretary of State

I, KIM WYMAN, Secretary of State of the State of Washington and custodian of its seal, hereby issue this

ARTICLES OF INCORPORATION

to

MT. SOLO ESTATES HOMEOWNERS ASSOCIATION

A WA NONPROFIT CORPORATION, effective on the date indicated below.

Effective Date: 10/08/2020
UBI Number: 604 535 482



Given under my hand and the Seal of the State
of Washington at Olympia, the State Capital

A handwritten signature in cursive script that reads "Kim Wyman".

Kim Wyman, Secretary of State

Date Issued: 10/08/2020

Do not write, sign, or stamp outside the double line.

BILL OF SALE

The Grantor(s), SOLO, LLC, for and in consideration of good and valuable consideration the receipt and sufficiency of which is/are hereby acknowledged, dedicates and conveys to the City of Longview, a Municipal Corporation, all public sanitary, storm, and water systems improvements which have been connected to the existing system being served by the City of Longview and described as follows:

Legal / Parcel #: 107460-100

Project: Mt Solo Estates Phase 1

Dated this 12th day of October, 2020.

Signature

Nikole Hinton-Duke
SOLO, LLC

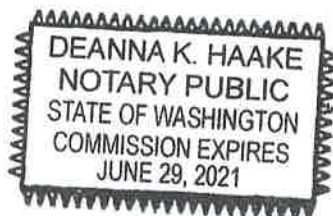
STATE OF WASHINGTON)

) ss

COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that Nikole Hinton-Duke signed this instrument, on oath stated that he / she is authorized to execute the instrument as the Authorized Rep of SOLO, LLC and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 12th day of October, 2020.



Signature of Notary Public

Deanna K. Haaque

Printed Name of Notary Public

Vancouver

Notary Public for the State of Washington, residing

My Commission Expires: 06-29-2021

PERIMETER DESCRIPTION:

A PARCEL OF LAND IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF LOT 61 OF "VILLAGE AT MT. SOLO PHASE 2" ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS AT PAGE 163, RECORDS OF COWLITZ COUNTY, WASHINGTON, SAID POINT BEING THE TRUE POINT OF BEGINNING.;

THENCE NORTH 49°43'15" WEST, ALONG THE NORTHEAST LINE OF SAID PLAT, FOR A DISTANCE OF 260.00 FEET TO THE NORTH CORNER OF LOT 59 OF SAID PLAT;

THENCE LEAVING SAID NORTHEAST LINE, NORTH 40°16'45" EAST, FOR A DISTANCE OF 425.00 FEET;

THENCE SOUTH 49°42'35" EAST, FOR A DISTANCE OF 92.02 FEET;

THENCE SOUTH 04°43'15" EAST, FOR A DISTANCE OF 11.29 FEET;

THENCE SOUTH 49°43'15" EAST, FOR A DISTANCE OF 60.00 FEET;

THENCE NORTH 85°16'45" EAST, FOR A DISTANCE OF 11.31 FEET;

THENCE SOUTH 49°43'15" EAST, FOR A DISTANCE OF 92.00 FEET;

THENCE SOUTH 40°16'45" WEST, FOR A DISTANCE OF 425.00 FEET TO THE NORTH CORNER OF SAID LOT 61, SAID POINT BEING THE TRUE POINT OF BEGINNING.

CONTAINING 2.52 ACRES.

LEGEND:

● INDICATED MONUMENT FOUND AS NOTED

SURVEY REFERENCE:

- VILLAGE AT MT. SOLO PHASE 2 VOL. 13, PAGE 164
- VILLAGE AT MT. SOLO PHASE 1 VOL. 13, PAGE 100

DEED REFERENCE:

- GRANTOR: CLACKAMAS THREE LLC
GRANTEE: SOLO, LLC
AUDITORS FILE NUMBER: 3532911

LICENSED LAND SURVEYOR

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____ 20__.

RESIDING AT _____

FILED FOR RECORD AT THE REQUEST OF THIS ____ DAY OF ____ 20__ AT ____ MINUTES PAST ____ O'CLOCK __M., AND RECORDED IN VOLUME ____, OF PLATS, ON PAGE ____, RECORDS OF COWLITZ COUNTY, WASHINGTON.

DECLARANT DECLARATION:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "MT. SOLO ESTATES HOMEOWNERS ASSOCIATION", A HOMEOWNERS ASSOCIATION, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR TERRACE VIEW, RECORDED UNDER COWLITZ COUNTY RECORDING NO. _____

BY: PRINTED _____ SIGNED _____ TITLE _____ DATE _____

ACKNOWLEDGMENT:

STATE OF WASHINGTON,
COUNTY OF COWLITZ.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS ____ DAY OF ____ 20__.

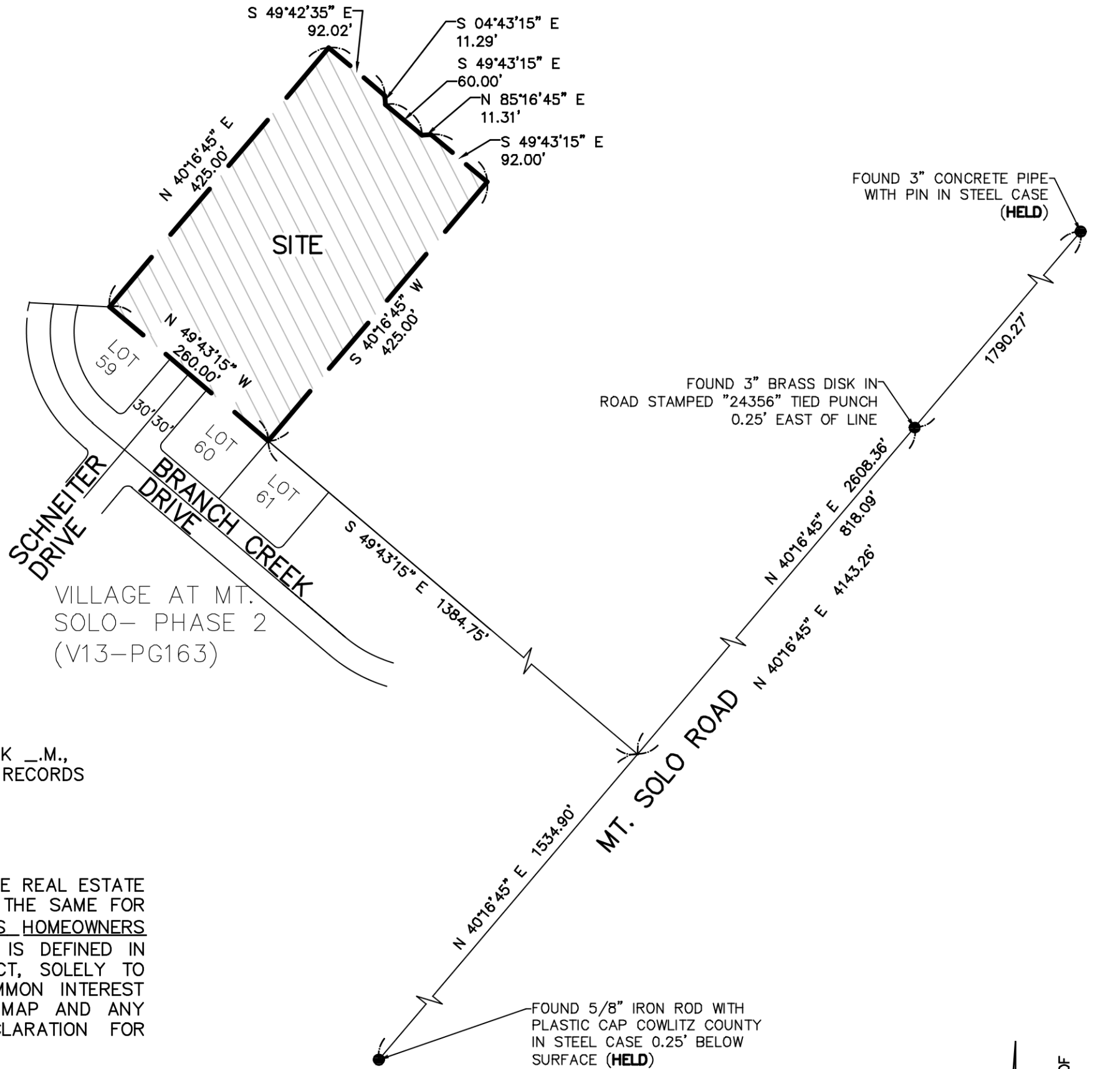
SIGNED _____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING IN _____
MY COMMISSION EXPIRES _____
PRINT NOTARY NAME _____

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 11-14-17.

MT. SOLO ESTATES PHASE 1

A SUBDIVISION IN A PORTION OF THE NW 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON.
SHEET 1 OF 2

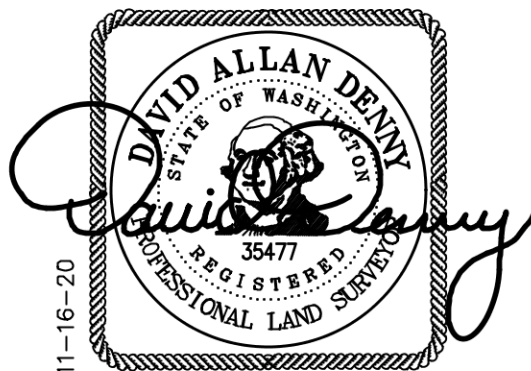


NOTICE:

APPROVAL DOES NOT GUARANTEE THE AVAILABILITY OF A DOMESTIC WATER SUPPLY. APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF ANY FUTURE PERMITS.

NOTES:

- ALL LOTS SHALL BE DEVELOPED AS SINGLE FAMILY LOTS.
- ALL LOTS SHALL BE GRADED TO SLOPE TOWARDS THE STREETS OR SLOUGHS IN SUCH A MANNER THAT THERE SHALL BE NO STANDING WATER OR DRAINAGE ACROSS ADJOINING PROPERTIES. REAR LOT LINE DRAINAGE SYSTEMS ARE STRONGLY DISCOURAGED.
- ALL AREA DRAINS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WITH AN EASEMENT GRANTED TO THE "MT. SOLO ESTATES HOMEOWNERS ASSOCIATION".



SCALE 1 INCH = 150 FEET

CITY ENGINEER:

APPROVED THIS ____ DAY OF ____, 20 ____.

CHAIRMAN, ATTEST, SECRETARY

LONGVIEW PLANNING COMMISSION:

APPROVED THIS ____ DAY OF ____, 20 ____.

MAYOR, CITY OF LONGVIEW ATTEST, CITY CLERK:

I HEREBY CERTIFY THAT THE TAXES OF THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR OF 20____.

COWLITZ COUNTY TREASURER

AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF THIS ____ DAY OF ____, 20__ AT ____ MINUTES PAST ____ O'CLOCK __M., AND RECORDED IN VOLUME ____, OF PLATS, ON PAGE ____, RECORDS OF COWLITZ COUNTY, WASHINGTON.

COWLITZ COUNTY AUDITOR

DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE:

I, DAVID ALLAN DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "MT. SOLO ESTATES PH. 1" CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

DATED: _____
DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, PLS NO. 32451

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED _____ OWNER(S) IN FEE SIMPLE OF THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS SUBDIVISION AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS OR WHATEVER PUBLIC PROPERTY; THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND(S) AND SEAL(S) THIS ____ DAY OF ____, 20 ____.

SIGNED AND SEALED _____

STATE OF WASHINGTON

COUNTY OF COWLITZ

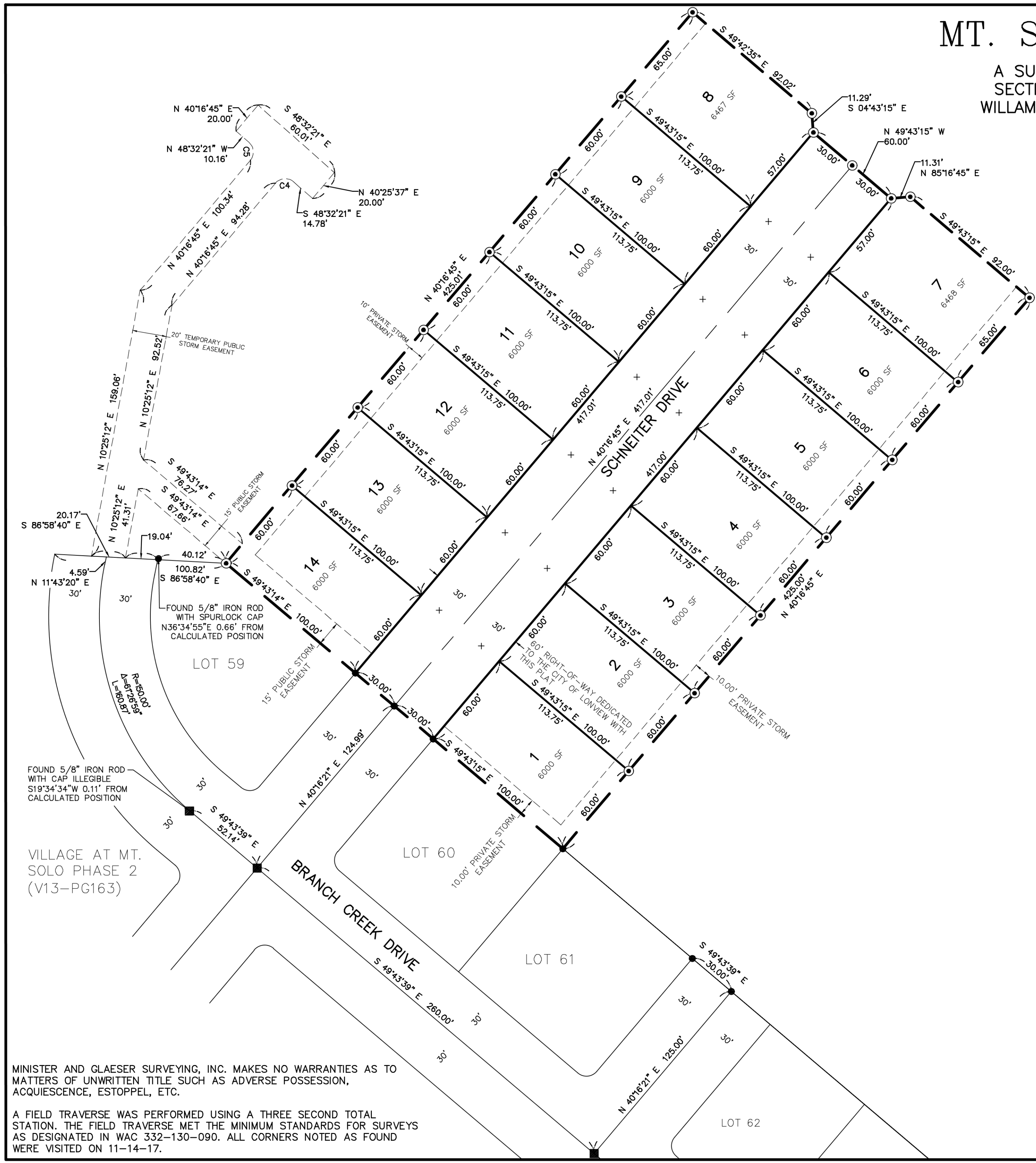
THIS IS TO CERTIFY THAT ON THIS ____ DAY OF ____, 20____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____, TO BE KNOWN TO BE THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THE DAY AND YEAR IN CERTIFICATE FIRST ABOVE WRITTEN _____ NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____

	MINISTER-GLAESER SURVEYING INC. 2200 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 694-3313
SCALE: 1"=150' JOB NO: 17-240 DWG NO: 17240 DATE: 11-16-20 CALC BY: DAD DRAWN BY: DED CHECKED BY: DAD SHEET 1 OF 2	

MT. SOLO ESTATES PHASE 1

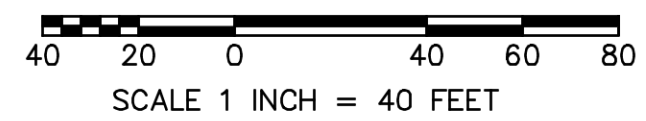
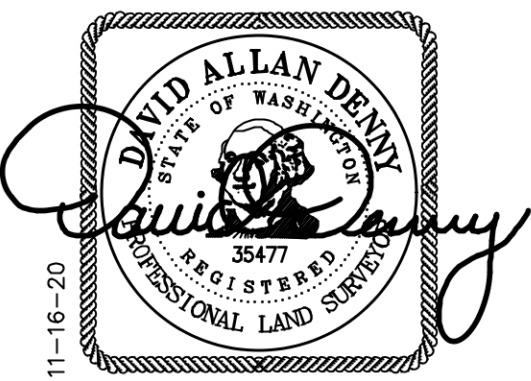
A SUBDIVISION IN A PORTION OF THE NW 1/4 OF
SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON.
SHEET 2 OF 2



LEGEND:

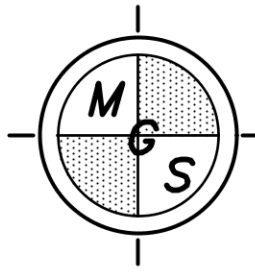
- INDICATES FOUND 5/8" IRON ROD WITH CAP "LS 24356" HELD FOR EAST LINE OF VILLAGE AT MT. SOLO ESTATES PHASE 2 (V13-163) UNLESS OTHERWISE NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477", SET
- ⊕ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER
- INDICATES 5/8" REBAR ROD WITH CAP ILLEGIBLE, HELD FOR CENTERLINE UNLESS OTHERWISE NOTED

● BASIS OF BEARING: N 40°16'45" E ALONG THE CENTERLINE OF MT. SOLO ROAD BETWEEN FOUND MONUMENTS PER SURVEY REFERENCE 1.



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MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

SCALE: NA
JOB NO: 17-240
DWG NO: 17240
DATE: 11-16-20
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
SHEET 2 OF 2