



City of Longview

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

Virtual Meeting Agenda

Join Zoom Meeting

<https://us02web.zoom.us/j/89240177116?pwd=c09jSFluYkNFSTg4aml4VnpqVmpTdZ09>

Meeting ID: 892 4017 7116 Passcode: 1923 Dial in: 253-215-8782 or 346-248-7799

Planning Commission

Wednesday, July 7, 2021

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
21-000817 Minutes of the June 2, 2021 regular meeting
3. AUDIENCE PARTICIPATION OF CORRESPONDENCE
4. PUBLIC HEARINGS
5. NON-PUBLIC HEARING ITEMS

21-000819 PC 2021-7 Set a Public Hearing for Final Plat approval of Mt. Solo Place Phase 2a, to be held August 4, 2021.

Summary: SGA engineering, on behalf of the developer SOLO, LLC, has applied for final plat approval for phase, 2a which includes 16 lots and an extension of Bethany Street to connect to recently completed Phase 1, Schreiber Drive.

Recommended Action: Motion to set a public hearing for Final Plat approval of Mt. Solo Place Phase 2a, to be held at the August 4, 2021 regular meeting.

- 21-000820 PC 2021-6 Set a public hearing for Preliminary Plat approval of Mt. Solo Place Phases 4-5 on August 4, 2021.**

Summary: SGA Engineering on behalf of SOLO LLC, has applied for a preliminary plat to create 76 lots in the last two phases of a 5 phase master plan. The parent parcel numbers are 107200100 & 107460100. The property is zoned R-1 District.

Recommended Action: Motion to set a public hearing for Preliminary Plat approval of Mt. Solo Place Phases 4-5 at the August 4 regular meeting.

- 21-000822 PC 2021-8 Shorelines Master Program periodic update 2021**

Summary: An required update to the shorelines regulations has been prepared. Staff will present the information and ask for consensus on a schedule for adoption. Please see a memo and attachments containing the updates.

6. OTHER BUSINESS

- 21-000821 PC 2021-4 Accessory Dwelling Units (ADU) Workshop #2**

Summary: Staff to present draft changes to the existing ADU regulations for consideration by the Planning Commission. Planning Commission has provided direction to allow more ADU's through removal of regulatory barriers. Note- staff will have additional information for review by July 6 and resend/re-upload the agenda.

Recommended Action: Direct staff to conduct public outreach and schedule a 3rd workshop to obtain public input in an informal setting (preferably in person or hybrid setting if possible). Indicate a preferred date for a regular or special meeting.

7. PLANNER'S REPORT

8. ADJOURNMENT



City of Longview

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

Minutes

Virtual Meeting **Agenda**

Join Zoom Meeting

<https://us02web.zoom.us/j/89240177116?pwd=c09jSFJuYkNFSTg4aml4VnpqVmpTdZ09>

Meeting ID: 892 4017 7116 Passcode: 1923

Dial by your location
+1 253 215 8782 US (Tacoma)

Planning Commission

Wednesday, June 2, 2021

7:00 PM

City Hall

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

1. **ROLL CALL**

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

Present: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Kalei LaFave, Member Stacey Dalgarno

Absent: Member Shawn Marvin

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

2. **APPROVAL OF MINUTES**

21-000764 MINUTES OF THE MAY 5, 2021 REGULAR MEETING

A motion was made by Member Ramona Leber, seconded by Member Bill Josh, to Approve the regular meeting minutes of May 5, 2021. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Kalei LaFave, Stacey Dalgarno

Nays: None

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None at this time.

4. NON-PUBLIC HEARING ITEMS**21-000765 PC 2021-4 CESSORY DWELLING UNITS CODE AMENDMENTS WORKSHOP #1**

This is the first workshop to discuss potential directions for modifying the accessory dwelling unit (ADU) regulations to be more permissive of ADU's to meet housing goals.

Mr. Trimble reviewed the memo.

He then presented a Power Point presentation on screen.

Discussions included:

- * Pre-fab homes*
- * Single wide mobile homes as ADUs*
- * Percentage of current home size to determine ADU size*
- * Owner occupancy*
- * Size*
- * Scale*
- * Design*
- * Single family zoning*
- * Attached vs. Detached*
- * Kitchenettes*

The owner occupancy requirement of the current code seems to be a sticking point. Member Ramona Leber noted that the problem is ADU's are difficult or impossible to permit, not the owner occupancy rule. Staff noted that the ADU rule changes can be done in concert with an infill ordinance which could permit more homes in general. Longer-term, up-zoning some single family zones may be a way to allow more home construction where lots/space permits. There will be future workshops on this topic.

5.**PLANNER'S REPORT**

- * A new State law preempts local limitations and zoning rules for emergency housing/shelters. Buffer zones have been mostly eliminated. Longview must amend the zoning code to remove most restrictions on these uses.*
- * Final plat for Mt. Solo Phase 4 is in*
- * St. Helens apartments update*
- * Review is underway for Westbrook Apartments - 48 new units near the Copperwood Apts.*

Public Works:

- * Building material prices are affecting projects*
- * The channelized striping of the SR 432/411 intersection is complete*
- * Beech St curbing is going in. Hopefully sidewalks next week*

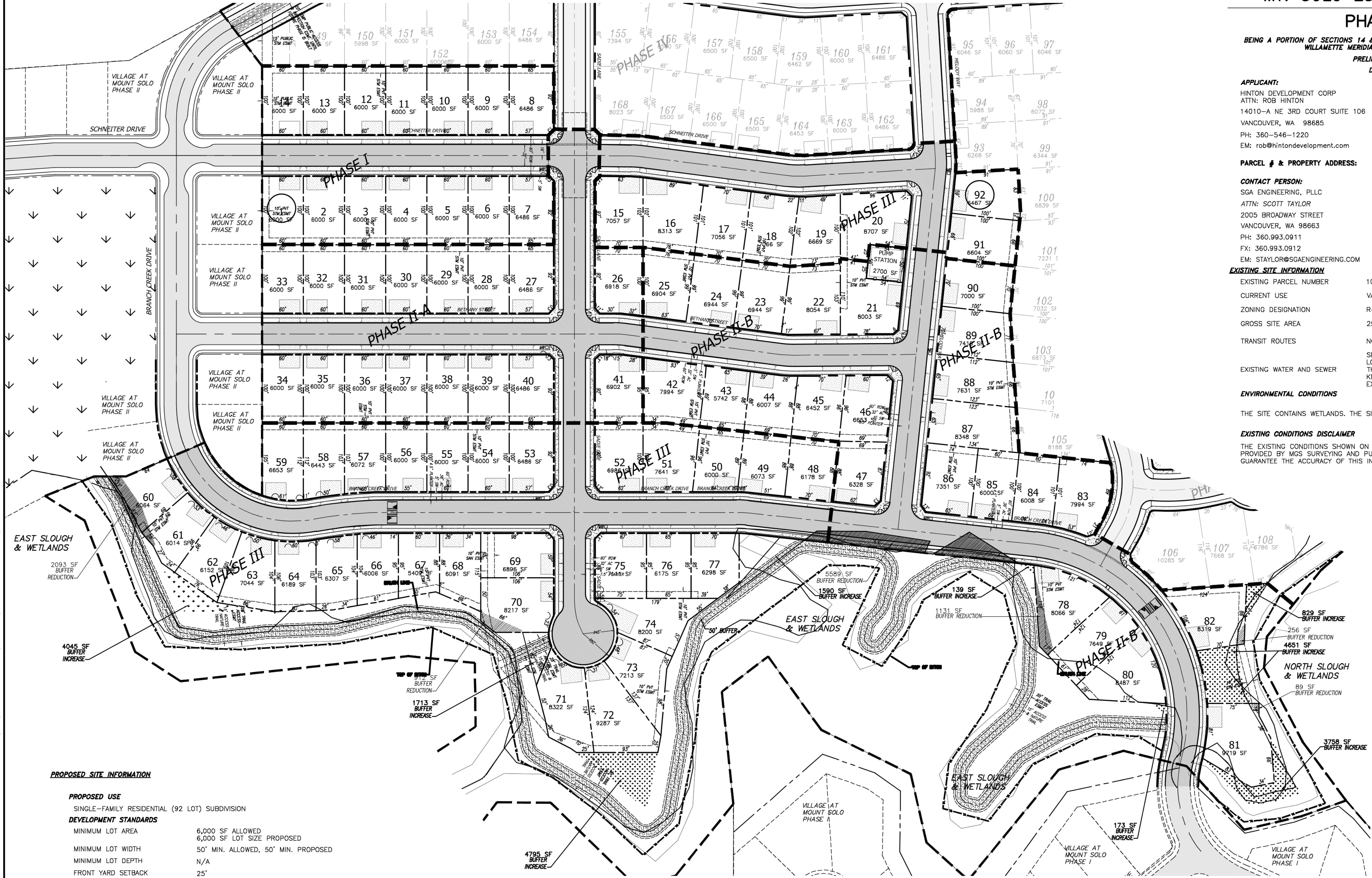
6.**ADJOURNMENT**

The next regular Planning Commission meeting is scheduled for July 7, 2021.

With no further business to discuss, the meeting adjourned at 8:50 p.m.

Lisa Vertrees, Recorder

© SGA ENGINEERING PLLC - DATE PLOTTED: Mar. 30, 2021 - 1:56 PM SGA DRAWING FILE: W:\DWG\0802 MT. SOLO PUD\DRAWINGS\PRELIMINARY SHEET SET\PRELIMINARY PLAT.DWG



PROPOSED SITE INFORMATION

PROPOSED USE

SINGLE-FAMILY RESIDENTIAL (92 LOT) SUBDIVISION

DEVELOPMENT STANDARDS

MINIMUM LOT AREA	6,000 SF ALLOWED 6,000 SF LOT SIZE PROPOSED
MINIMUM LOT WIDTH	50' MIN. ALLOWED, 50' MIN. PROPOSED
MINIMUM LOT DEPTH	N/A
FRONT YARD SETBACK	25'
STREET SIDE YARD SETBACK	15'
INTERIOR SIDE YARD SETBACK	5'
REAR YARD SETBACK	15'
MAXIMUM LOT COVERAGE	65%
MAXIMUM BUILDING HEIGHT	35'

UTILITY PROVIDERS

SEWER	CITY OF LONGVIEW
WATER	CITY OF LONGVIEW
ELECTRICAL	COWLITZ PUD

STORMWATER MANAGEMENT

TREATMENT	CITY OF LONGVIEW STANDARDS STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION, SWALES OR OTHER APPROVED BMP'S
DISPOSAL	STORMWATER WILL BE RELEASED TO THE EXISTING DRAINAGES SURROUNDING THE SITE. DETENTION WILL BE PROVIDED THROUGH THE DIKING DISTRICT.

PROPOSED SITE AREA SUMMARY

ACRES	S.F.
GROSS SITE AREA	29.33 1277742
AVERAGE LOT AREA	0.15 6735
PUBLIC RIGHT-OF-WAY DEDICATED	6.78 295495

MT. SOLO ESTATES SUBDIVISION

PHASES I-III

BEING A PORTION OF SECTIONS 14 & 23, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE
WILLAMETTE MERIDIAN COWLITZ COUNTY, WASHINGTON

PRELIMINARY APPLICATION

DECEMBER 2017

APPLICANT:

HINTON DEVELOPMENT CORP
ATTN: ROB HINTON
14010-A NE 3RD COURT SUITE 106
VANCOUVER, WA 98685
PH: 360-546-1220
EM: rob@hintondevelopment.com

PROPERTY OWNER:

SOLO LLC
14010-A NE 3RD COURT SUITE 106
VANCOUVER, WA 98685

PARCEL # & PROPERTY ADDRESS:

107460100
NO SITUS ADDRESS

CONTACT PERSON:

SGA ENGINEERING, PLLC
ATTN: SCOTT TAYLOR
2005 BROADWAY STREET
VANCOUVER, WA 98663
PH: 360.993.0911
FX: 360.993.0912
EM: STAYLOR@SGAENGINEERING.COM

EXISTING SITE INFORMATION

EXISTING PARCEL NUMBER	107460100
CURRENT USE	VACANT LAND
ZONING DESIGNATION	R-1
GROSS SITE AREA	29.33 ACRES 1,277,742 S.F.
TRANSIT ROUTES	NO KNOWN BUS ROUTES WITHIN 1 MILE OF THE SITE.

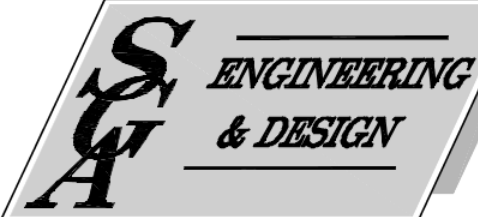
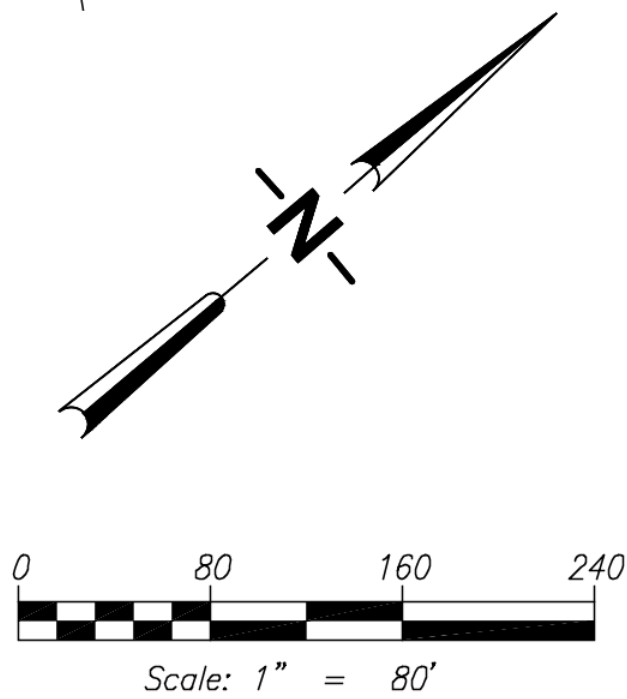
EXISTING WATER AND SEWER

ENVIRONMENTAL CONDITIONS

THE SITE CONTAINS WETLANDS. THE SITE IS LOCATED IN THE COLUMBIA RIVER WATERSHED.

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION
PROVIDED BY MGS SURVEYING AND PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT
GUARANTEE THE ACCURACY OF THIS INFORMATION.



CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912



PRELIMINARY PLAT

MT. SOLO ESTATES
SUBDIVISION PHASE I-III

CITY OF LONGVIEW

WASHINGTON

PRELIMINARY

REVISIONS

DESIGNED BY: SAT, SEM
DRAWN BY: SAT, SEM
CHECKED BY: JTM
SCALE: 1" = 80'

JOB NUMBER
0802

SHEET
PRE3.0



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: PC 2021-7

Preliminary Plat Application Number: PC 2018-1

THIS SECTION FOR OFFICE USE ONLY:

Name of Subdivision: Mt. Solo Place

Applicant: SOLO, LLC _____ Phone: 360-921-7410 _____
(Print All Information)

Contact Name: Joe Melo _____ Email: joe@hintondevelopment.com

Mailing Address: 14010-A NE 3rd Court _____
(Street or PO Box)

City: Vancouver _____ State: WA _____ Zip: 98685 _____

Property Owner: same as applicant _____ Phone: _____
(Print All Information)

Contact Name: _____ Email: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Represented By: Jaima Johnson, Krista Harrington, Deanna Haake _____ Phone: 360-980-0124 _____
(If Different From Above)

Mailing Address: 655 W Columbia Way, #200 _____ Email: builderdev@fnf.com _____

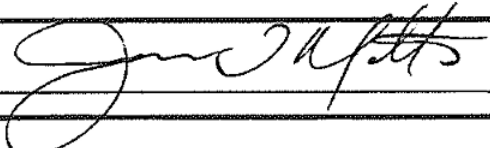
City: Vancouver _____ State: WA _____ Zip: 98660 _____

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: <u></u>	
Total Acreage of Site: 3.56 _____	Total Number of Lots: 16 _____
Buildable: 16 _____	Common: _____
<u>FILING FEE:</u>	
Base Fee:.....	\$1,738 +
Number of Lots (16) times \$81.00 fee per lot.....	\$1296.00 _____
Total Fee:	\$3034.00 _____
Comments: _____	
<u>SUPPLEMENTARY MATERIALS PER LMC 19.80.160(2) INCLUDING:</u>	
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: _____	
<u>LONGVIEW PLANNING COMMISSION:</u>	
Public Hearing Scheduled: Date: _____	 7:00 PM
Comments: _____	

LONGVIEW CITY COUNCIL:

Public Hearing Scheduled: Date: _____ 7:00 PM

Comments: _____

FOR STAFF USE ONLY:

_____ A short description/narrative addressing how each site specific and standard condition of approval has been complied with. Documentation showing compliance with conditions of approval that can be complied with prior to submittal of the final plat application, so shall be provided with this application or the application shall be deemed incomplete and will not be processed.

_____ 15 full size set of Construction plans per LMC 19.80.150 *and/or* engineering staff guidance

_____ One 8½ x 11 reproducible copy of the Final Plat

_____ Final plat drawings per LMC 19.80.170 for recording: Two reproducible (mylar) sets and one electronic copy of the final engineering construction drawings (as-builts) showing street, sidewalk, sewer, pump station, irrigation facilities, street trees, and any other public improvements.

_____ Supplementary Materials per LMC 19.80.160 (2) The original hard copy drawing of the final plat shall be accompanied by:

- At least two copies of the final plat on Mylar material;
- A minimum of 10 additional paper copies of the final plat, on 11-inch by 17-inch copy;
- A copy of any deed restrictions and restrictive covenants proposed by the applicant;
- A title report issued by a title insurance company issued within the last 60 days, showing all parties whose consent is necessary and their interest in the premises and listing all encumbrances;
- "As-built" plans of such required improvements as have been completed, unless other arrangements are made to guarantee that "as-built" plans will be submitted;
- A lot closure report;
- If required improvements have not been completed, plat performance bond or other security conforming to LMC 19.80.210;
- If a local improvement district is proposed, a petition for creation of the district, unless the city council in approving the preliminary plat indicated it would create a district by resolution;
- Payment of any inspection and final application fees as required by this chapter and Chapter 19.06 LMC;
- Bill of sale for all infrastructure as applicable;
- Quit claim deed for all public real property and dedication deeds as required;
- Affidavit of no liens;
- Maintenance bond and warranty deeds; and
- Three copies of operations and maintenance manuals for all mechanical components installed.

Comments: _____

NOTES TO APPLICANT/SUBDIVIDER:

1. If the City Council, Planning Commission or City Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. Evidence of a Plat Performance Bond shall be submitted to the Engineering Division.
5. Evidence of a Cash Bond Deposit for future street tree planting shall be submitted to the Engineering Division.
6. The applicant or authorized representative must attend the Planning Commission and City Council public hearings.

Comments: _____

SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete for a public hearing. No public hearings will be scheduled on this application until all outstanding issues have been resolved and the application is considered complete.

I/we agree that the City of Longview staff may enter upon the subject property at any reasonable time to consider the merits of the application, to make assessments, take photographs and to post public hearing notices.

I/we declare under penalty of the perjury laws that the information provided on this form/application is true, correct and complete.

Signature of Applicant: _____ Date: 6/10/2021

Signature of Property Owner: _____ Date: 6/10/2021

Signature of Property Owner: _____ Date: _____

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 NORTHEAST CORNER OF LOT 60 OF "VILLAGE AT MT. SOLO PHASE 2" PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS AT PAGE 163, RECORDS OF COWLITZ COUNTY, WASHINGTON, SAID POINT BEING THE POINT OF BEGINNING;;

THENCE NORTH 40°16'45" EAST, ALONG THE SOUTHEAST LINE OF "MT. SOLO PLACE PHASE 1" PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS AT PAGE 128, RECORDS OF COWLITZ COUNTY, WASHINGTON, FOR A DISTANCE OF 425.00 FEET TO THE NORTHEAST CORNER OF SAID PLAT;

THENCE NORTH 49°43'15" WEST, ALONG THE NORTH LINE OF SAID PLAT, FOR A DISTANCE OF 92.00 FEET;

THENCE SOUTH 85°16'45" WEST, ALONG THE NORTH LINE OF SAID PLAT, FOR A DISTANCE OF 11.31 FEET;

THENCE NORTH 49°43'15" WEST, ALONG THE NORTH LINE OF SAID PLAT, FOR A DISTANCE OF 60.00 FEET;

THENCE NORTH 04°43'15" WEST, ALONG THE NORTH LINE OF SAID PLAT, FOR A DISTANCE OF 11.29 FEET;

THENCE NORTH 40°41'30" EAST FOR A DISTANCE OF 60.00 FEET;

THENCE NORTH 89°05'43" EAST FOR A DISTANCE OF 10.61 FEET;

THENCE SOUTH 49°54'43" EAST FOR A DISTANCE OF 60.01 FEET;

THENCE SOUTH 04°22'48" EAST FOR A DISTANCE OF 10.08 FEET;

THENCE SOUTH 49°43'15" EAST FOR A DISTANCE OF 96.56 FEET;

THENCE NORTH 40°16'52" EAST FOR A DISTANCE OF 70.00 FEET;

THENCE SOUTH 49°43'15" EAST FOR A DISTANCE OF 255.91 FEET;

THENCE SOUTH 40°16'45" WEST FOR A DISTANCE OF 555.00 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 63 OF SAID "VILLAGE AT MT. SOLO PHASE 2" PLAT;

THENCE ALONG THE NORTHERLY LINE OF SAID "VILLAGE AT MT. SOLO PHASE 2" PLAT, NORTH 49°43'15" WEST FOR A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.56 ACRES.

DEED REFERENCE:

1) 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 PLACE 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 MT. SOLO PLACE, RECORDED UNDER COWLITZ COUNTY RECORDING NO. _____

BY: _____ PRINTED _____ SIGNED _____ TITLE _____ DATE _____

ACKNOWLEDGMENT:

STATE OF _____ WASHINGTON
COUNTY OF _____ CLARK

SIGNED OR ATTESTED BEFORE ME ON _____ BY _____
MANAGER OF _____ LLC, A WASHINGTON LIMITED LIABILITY COMPANY

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____.

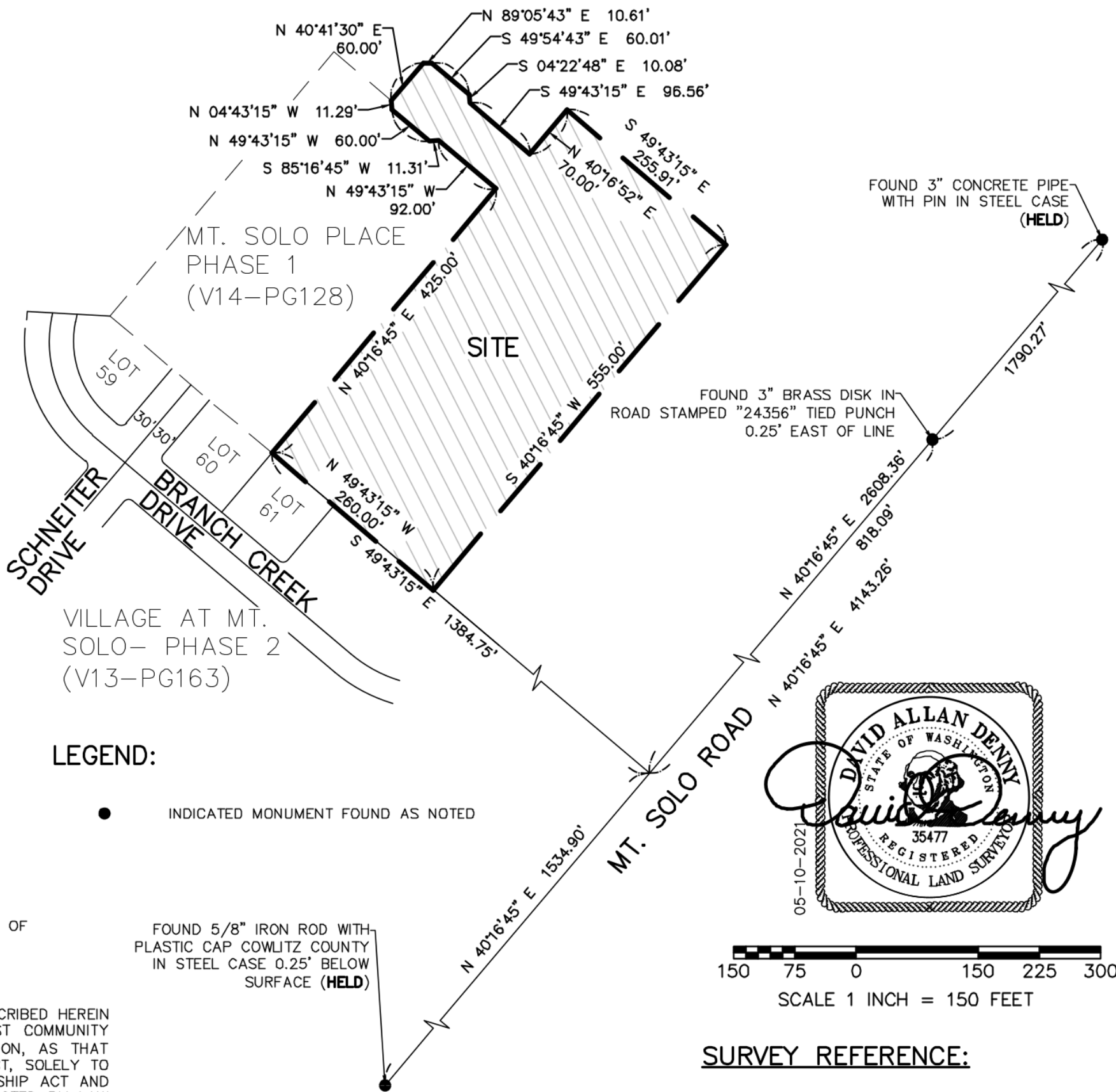
SIGNED _____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING IN _____
MY COMMISSION EXPIRES _____
PRINT NOTARY NAME _____

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 PLACE PHASE 2A

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



LEGEND:

● INDICATED MONUMENT FOUND AS NOTED

SURVEY REFERENCE:

- 1) VILLAGE AT MT. SOLO PHASE 2 VOL. 13, PAGE 164
- 2) VILLAGE AT MT. SOLO PHASE 1 VOL. 13, PAGE 100
- 3) MT. SOLO PLACE PHASE 1 VOL. 14, PAGE 128

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:

- 1) ALL LOTS SHALL BE DEVELOPED AS SINGLE FAMILY LOTS.
- 2) 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.
- 3) ALL AREA DRAINS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WITH AN EASEMENT GRANTED TO THE "MT. SOLO PLACE HOMEOWNERS ASSOCIATION".
- 4) ARCHITECTURAL DESIGN APPROVAL FROM THE CITY OF LONGVIEW IS REQUIRED FOR ALL SINGLE-FAMILY HOMES, AND THAT IT IS THE RESPONSIBILITY OF THE DEVELOPER, BUILDER TO OBTAIN DESIGN APPROVAL FOR EACH, INCLUDING MODEL HOMES, PRIOR TO THE SALE OF ADVERTISEMENT FOR SALE OF THE HOME. SIDEWALK AND LANDSCAPING APPROVAL IS REQUIRED BEFORE OCCUPANCY PERMIT.
- 5) AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOT CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY COWLITZ PUBLIC UTILITIES CONSTRUCTION STANDARDS, ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.

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 PLACE PH. 2A" 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 CLARK

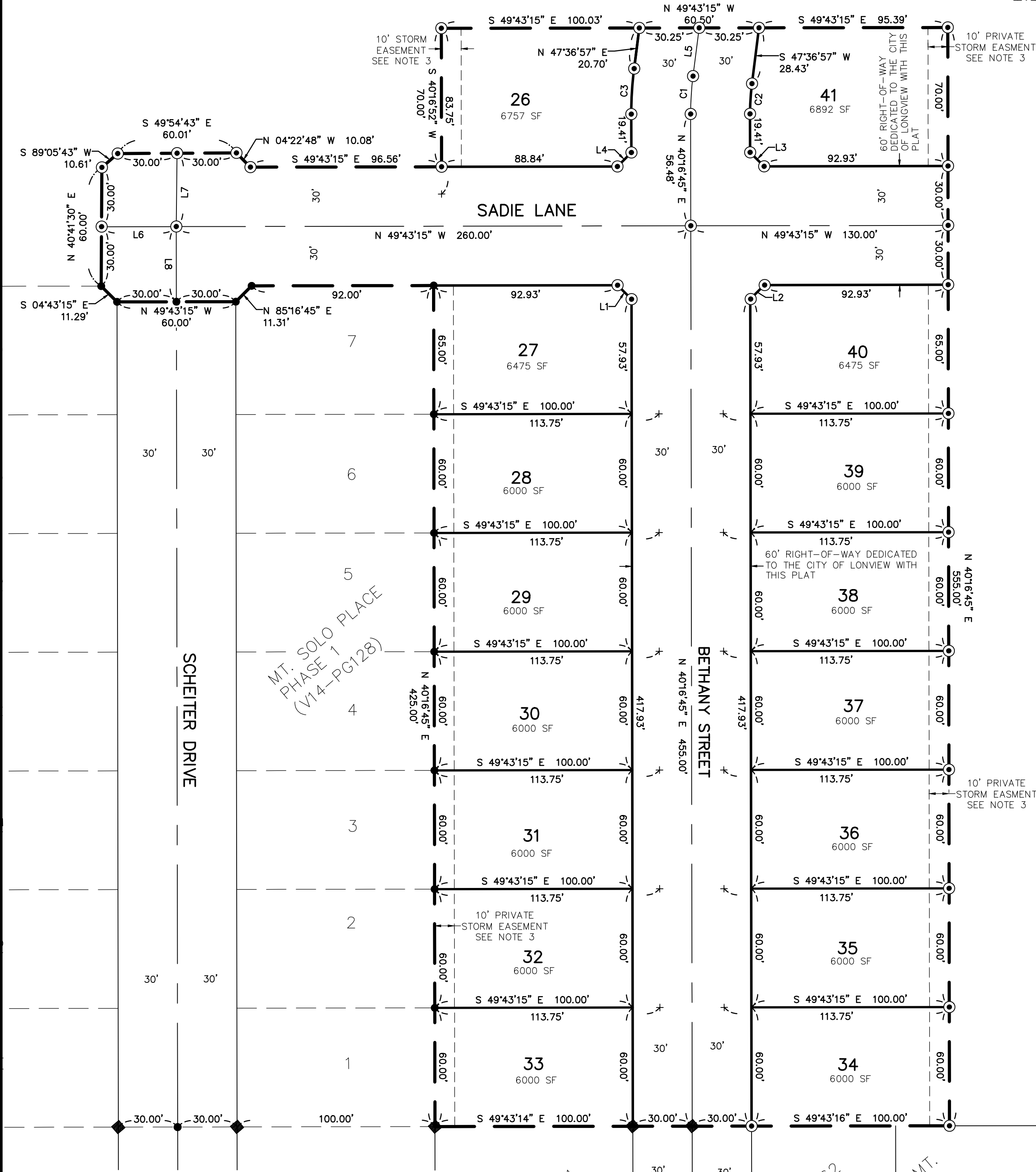
THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____, TO BE KNOWN TO BE THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE USES AND PURPOSES THEREIN MENTIONED.

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: 20-487 DWG NO: 20487-PLAT-2A DATE: 05-10-21 CALC BY: DAD DRAWN BY: DED CHECKED BY: DAD SHEET 1 OF 2	

MT. SOLO ESTATES PHASE 2A

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

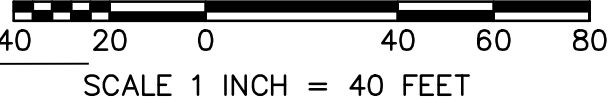
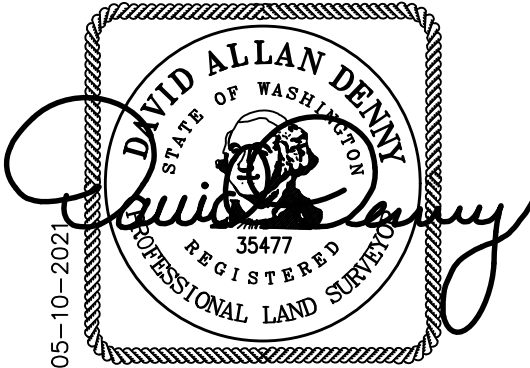


CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	150.00'	7°20'12"	19.21'	S 43°56'51" W	19.19'
C2	120.00'	7°20'12"	15.37'	S 43°56'51" W	15.36'
C3	180.00'	7°20'12"	23.05'	S 43°56'51" W	23.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 04°43'15" W	10.00'
L2	S 85°16'45" W	10.00'
L3	S 04°43'15" E	10.00'
L4	S 85°16'45" W	10.00'
L5	N 47°36'57" E	24.57'
L6	N 49°43'15" W	37.77'
L7	S 40°57'40" W	37.07'
L8	N 40°16'45" E	38.00'

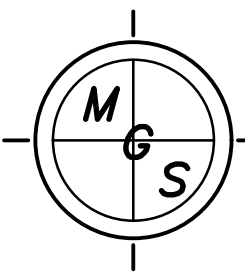
- LEGEND:
- INDICATES FOUND 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477"
 - ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477", SET
 - + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER
 - INDICATES 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

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



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.



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

SCALE: NA
JOB NO: 20-487
DWG NO: 20487-PLAT-2A
DATE: 5-10-2021
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
SHEET 2 OF 2



July 1, 2021

To: Longview Planning Commission

From: Adam Trimble, Interim Planning Manager

Subject: Subdivision Preliminary Plat and SEPA review

Project: Proposed Subdivision: Mt. Solo Place phases 4-5 Preliminary Plat 76 lots.

SGA Engineering on behalf of SOLO LLC, [Hinton Development Corp.] has applied for a preliminary plat to create 76 lots in the last two phases of a 5 phase master plan. The parent parcel numbers are 107200100 & 107460100. The property is zoned R-1 District.

The Planning Commission reviewed a master plan for 168 total lots in 5 phases called Mt. Solo [Place] in 2018. Phases 1-3 are approved and under construction, comprising 92 lots. This application proposed the remaining phases 4 & 5 containing 76 lots. The Plat documents can be reviewed at the link below. Tentative schedule will be to hold a public hearing August 4, 2021 7pm in front of the Longview Planning Commission. If you have any questions or need additional information, please contact me at 360-442-5092.

<https://mylongview.box.com/v/Mtsoloplace4-5>



City of Longview

Agenda Summary

PC 2021-8 Shorelines Master Program periodic update 2021

Summary: An required update to the shorelines regulations has been prepared. Staff will present the information and ask for consensus on a schedule for adoption. Please see a memo and attachments containing the updates. The full redline document is online here: <https://mylongview.box.com/v/LongviewSMP2021update>

Attachments:

1. PC 2021-8 Shorelines Master Program update memo to Planning Commission
2. Ecology Checklist - Longview_Rev 06.28.21
3. Longview SMP Local Adoption Process Schedule



July 2, 2021

To: Longview Planning Commission

From: Adam Trimble, Interim Planning Manager

Subject: **Shorelines Master Program periodic update 2021**

State law requires that local planning commission's exercise review and provide recommendations over both zoning and environmental laws. The City has a Shorelines Master Program 2015 (SMP) that provides for local regulations of activities occurring within 200 feet of a shoreline of the state. The Cowlitz and Columbia rivers and Lake Sacajawea are all waters of the state and subject to the shorelines ordinance. Shorelines regulations must be consistent with state laws and those laws change frequently. To address this the Shoreline Management Act (SMA) requires each city and county review, and, if necessary, revise their SMP. The state legislature set a staggered schedule that alternates with similar reviews under the Growth Management Act. This is Longview's year to produce an update. Learn more here: [expand 'Periodic Review'] <https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-planners-toolbox>

Working with the Cowlitz-Wahkiakum Council of Governments (CWCOG) staff, and our consultant, Watershed Inc., an update to the Longview SMP has been prepared. Attached to this memo is a summary of the public review and update process and a summary of the proposed amendments to make the Longview SMP consistent with state law. The entire redlined SMP and Appendix A (critical areas in shorelines) is online here: <https://mylongview.box.com/v/LongviewSMP2021update>

At our July meeting I would like to present the information and ask the Planning Commission to consider the adoption schedule so that public hearings can be set.

SHORELINE MASTER PROGRAM PERIODIC REVIEW

Longview SMP Periodic Review Checklist

This document is intended for use by counties, cities, and towns subject to the Shoreline Management Act (SMA) to conduct the “periodic review” of their Shoreline Master Programs (SMPs). This review is intended to keep SMPs current with amendments to state laws or rules, changes to local plans and regulations, and changes to address local circumstances, new information or improved data. The review is required under the SMA at [RCW 90.58.080\(4\)](#). Ecology’s rule outlining procedures for conducting these reviews is at [WAC 173-26-090](#).

This checklist summarizes amendments to state law, rules and applicable updated guidance adopted between 2007 and 2019 that may trigger the need for local SMP amendments during periodic reviews.

How to use this checklist

See the associated *Periodic Review Checklist Guidance* for a description of each item, relevant links, review considerations, and example language.

At the beginning of the periodic review,

- Use the review column to document review considerations and determine if local amendments are needed to maintain compliance. See WAC 173-26-090(3)(b)(i).
- Ecology recommends reviewing all items on the checklist. Some items on the checklist prior to the local SMP adoption may be relevant.
- At the end of your review process, Use the checklist as a final summary identifying your final action, indicating where the SMP addresses applicable amended laws, or indicate where no action is needed. See WAC 173-26-090(3)(d)(ii)(D), and WAC 173-26-110(9)(b).

Local governments should coordinate with their assigned [Ecology regional planner](#) for more information on how to use this checklist and conduct the periodic review.

PREPARED BY		JURISDICTION	DATE
The Watershed Company: Kim Frappier, Environmental Planner		City of Longview	June 28, 2021
Row	SUMMARY OF CHANGE	REVIEW	ACTION
2019			
a.	Washington State Office of Financial Management (OFM) adjusted the cost threshold for building freshwater docks .	SMP Chapter III. C.1(a) - The provision does not specify specific cost thresholds. Instead, the SMP references the Shoreline Management Permit and Enforcement Procedures broadly, including the exemptions in WAC 173-27-040(2).	No action necessary as SMP relies on reference to WAC, which includes the cost threshold for building freshwater docks.
b.	The Legislature removed the requirement for a shoreline permit for disposal of dredged materials at Dredged Material Management Program sites .	There is not a Dredged Material Management Program site within the City's Shoreline Jurisdiction. Therefore, this legislative amendment does not apply.	No action necessary.
c.	The Legislature added restoring native kelp, eelgrass beds and native oysters as fish habitat enhancement projects.	There are no saltwater shorelines in City limits. Therefore, this legislative amendment does not apply.	No action necessary.
2017			
a.	OFM adjusted the cost threshold for substantial development to \$7,047.	SMP Chapter III. C.1(a) - The SMP does not specify cost thresholds for substantial development. Instead, the SMP references the Shoreline Management Permit and Enforcement Procedures broadly, including the exemptions in WAC 173-27-040(2).	No action necessary as this relies on reference to WAC. Note: Ecology recommends revising permit application forms, websites, or other administrative documents to reflect the new cost threshold.

Row	SUMMARY OF CHANGE	REVIEW	ACTION
b.	Ecology permit rules clarified the definition of “development” does not include dismantling or removing structures.	The current SMP definition for development under Chapter IX. Definitions does not include this clarification.	Recommended: Add sentence to incorporate clarification to the definition: “development does not include dismantling or removing structures if there is no other associated development or re-development.”
c.	Ecology adopted rules clarifying exceptions to local review under the SMA.	SMP Chapter III.C.1(b) - This section does not list the exceptions, but rather references WAC 173-27-045: “Developments Not Subject to the Shoreline Management Act.” However, no reference is made to WAC 173-27-044, “Developments not required to obtain shoreline permits or local reviews.”	Recommended: The SMP should be updated to contain a reference to WAC 173-27-044 similar to the reference contained in SMP Chapter III.C.1(b) that references WAC 173-27-045.
d.	Ecology amended rules clarifying permit filing procedures consistent with a 2011 statute.	SMP Chapter III.F.2. includes permit filing procedures for shoreline substantial development permits but does not incorporate all amended rules from the 2011 statute.	Recommended: Revise description of permit filing process for consistency with 2011 statutory amendments.
e.	Ecology amended forestry use regulations to clarify that forest practices that only involves timber cutting are not SMA “developments” and do not require SDPs.	The current SMP does not address forest practices, nor is it required to. The City of Longview does not contain forest lands.	No action necessary.
f.	Ecology clarified the SMA does not apply to lands under exclusive federal jurisdiction .	The City of Longview does not contain lands under exclusive federal jurisdiction. Guidance states it is not necessary to amend local SMPs to reflect this clarification.	No action necessary.

Row	SUMMARY OF CHANGE	REVIEW	ACTION
g.	Ecology clarified “default” provisions for nonconforming uses and development .	SMP Chapter III.I. establishes the City’s standards for nonconforming structures and uses, therefore the default provisions do not apply.	No action necessary.
h.	Ecology adopted rule amendments to clarify the scope and process for conducting periodic reviews .	This is optional. The current SMP does not address the process for conducting periodic reviews nor is it required to do so. The City will follow WAC 173-26-090 and RCW 90.58.080 when conducting periodic reviews.	No action necessary.
i.	Ecology adopted a new rule creating an optional SMP amendment process that allows for a shared local/state public comment period.	The SMP does not address the amendment process, nor is it required. The City will follow WAC 173-26-104 for shared local/state public comment periods when the City elects to use the optional joint review process.	No action necessary.
j.	Submittal to Ecology of proposed SMP amendments.	The SMP does not address submittal of proposed SMP amendments to Ecology, nor is it required to. The City will follow WAC 173-26-110 and WAC 173-26-120 when submitting proposed amendments to Ecology.	No action necessary.
2016			
a.	The Legislature created a new shoreline permit exemption for retrofitting existing structures to comply with the Americans with Disabilities Act (ADA) .	SMP Chapter III. C.1.(a) - The provision does not list all the statutory exemptions. Instead, the SMP references WAC 173-27-040(2) “Developments Exempt from Substantial Development Permit Requirements.” By reference, this includes the exemption for	No action necessary.

Row	SUMMARY OF CHANGE	REVIEW	ACTION
		retrofitting structures for ADA compliance.	
b.	Ecology updated wetlands critical areas guidance including implementation guidance for the 2014 wetlands rating system.	Applicable sections of the Critical Areas Ordinance (CAO) pertaining to wetlands have been incorporated into the SMP in Appendix A, Shoreline Critical Areas Regulations. Appendix A references the 2014 wetland rating system, publication #14-06-029, October 2014. The City's CAO was last updated in 2017.	Recommended: The City's CAO does not incorporate the 2018 Ecology guidance for wetland buffer widths which they may consider incorporating into their CAO and SMP.
2015			
a.	The Legislature adopted a 90-day target for local review of Washington State Department of Transportation (WSDOT) projects.	The SMP does not address this, nor is it required to.	No action necessary.
2014			
a.	The Legislature created a new definition and policy for floating on-water residences (FOWR) legally established before 7/1/2014.	The City does not have any FOWRs. To be confirmed with the City. SMP Chapter VII.K(3)(a) states that new over-water residences and floating homes are prohibited. The SMP, however, does not include the definition and policy reference for floating on-water residences.	No action necessary.
2012			
a.	The Legislature amended the SMA to clarify SMP appeal procedures .	The current SMP does not address SMP update appeal procedures, nor is it required to.	No action necessary.

Row	SUMMARY OF CHANGE	REVIEW	ACTION
2011			
a.	Ecology adopted a rule requiring that wetlands be delineated in accordance with the approved federal wetland delineation manual .	Applicable sections of the Critical Areas Ordinance (CAO) pertaining to wetlands have been incorporated into the SMP, as referenced in Chapter VI.C. (General Provisions) and included as Appendix A: Shoreline Critical Areas Regulations. Appendix A Section K includes this rule.	No action necessary.
b.	Ecology adopted rules for new commercial geoduck aquaculture .	The City only contains freshwater shorelines; therefore, this update does not apply.	No action necessary.
c.	The Legislature created a new definition and policy for floating homes permitted or legally established prior to January 1, 2011.	The City does not have any floating homes. To be confirmed with the City. SMP Chapter VII.K(3)(a) states that new over-water residences and floating homes are prohibited. The SMP, however, does not include the definition and policy reference for floating homes.	No action necessary.
d.	The Legislature authorized a new option to classify existing residential structures as conforming .	SMP Chapter III.I(1) through (6) establishes the City's standards for nonconforming structures and uses. Subsection I(1) includes this option.	No action necessary.
2010			
a.	The Legislature adopted Growth Management Act – Shoreline Management Act clarifications .	The current SMP was adopted in 2015. The SMP incorporates applicable sections of the CAO including references to “no net	No action necessary.

Row	SUMMARY OF CHANGE	REVIEW	ACTION
		loss” and incorporates the Critical Areas Regulations in Appendix A. The SMP includes no reference to the “effective date” of SMP amendments, nor is it required to. The City’s CAO was last updated in 2017.	
2009			
a.	The Legislature created new “relief” procedures for instances in which a shoreline restoration project within a UGA creates a shift in Ordinary High-Water Mark.	The SMP does not address this. The relief process can be used even if the provision is not included in the SMP as it is already provided in WAC 173-27-215.	No action necessary.
b.	Ecology adopted a rule for certifying wetland mitigation banks.	Appendix A. of the SMP includes a section on Wetland Mitigation Banks (Section II. J.4) that references WAC 173-700.	No action necessary.
c.	The Legislature added moratoria authority and procedures to the SMA.	The SMP does not address moratoria authority, nor is it required to.	No action necessary.
2007			
a.	The Legislature clarified options for defining “ floodway ” as either the area that has been established in FEMA maps, or the floodway criteria set in the SMA.	Floodway as defined in SMP Chapter IX means the area, as identified in a Master Program, that has been established in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) or floodway maps. This is consistent with this rule.	No action necessary.
b.	Ecology amended rules to clarify that comprehensively updated SMPs shall	No new shoreline waterbodies have been inventoried since the comprehensive update	No action necessary.

Row	SUMMARY OF CHANGE	REVIEW	ACTION
	include a list and map of streams and lakes that are in shoreline jurisdiction.	in 2015. Under the existing SMP, Longview's shorelines are limited to the Columbia River, Cowlitz River, and Lake Sacajawea, as stated in Chapter IV.A. and other locations within the SMP. Maps of SMP jurisdiction are included in Appendix B.	
C.	Ecology's rule listing statutory exemptions from the requirement for an SDP was amended to include fish habitat enhancement projects that conform to the provisions of RCW 77.55.181.	SMP Chapter III.C.(1)(a) includes the reference to WAC 173-27-040 which lists the rule exempting public or private projects designed to improve fish or wildlife habitat or fish passage projects.	No action necessary.

Additional amendments

Modify this section, as needed, to reflect additional review issues and related amendments. The summary of change could be about Comprehensive Plan and Development regulations, changes to local circumstance, new information, or improved data.

SMP Section	Summary of change	Discussion
Appendix A. Shoreline Critical Area Regulations	Incorporate 2018 Ecology guidance for wetland buffers to use updated habitat scores and buffer widths.	The City's Shoreline Critical Area Regulations (Appendix A) do not incorporate the 2018 Ecology guidance for wetland buffers. The latest guidance is included in this periodic update.

**City of Longview – SMP Periodic Update 2021
Local Adoption Process Schedule**

Date	Action	Notes and Considerations
July	Post amendments on City website	Consider also including a copy of the public participation plan and periodic checklist if they are not uploaded already
	Notify Commerce – 60-day notice	Commerce needs to be notified at least 60 days prior to adoption. We recommend that this notice be sent at the same time that SEPA is issued or close to the start of the public comment period.
	Joint Public comment period, SEPA Determination (30 days)*	Coordinate with Ecology well in advance of the start of the public comment period. Ecology will need at least 10 days to complete their notification process. City to prepare notification (i.e. to newspaper). Consider sending out email notices to any applicable Listserv that exists
TBD	City to hold Planning Commission Public Hearing jointly with the Department of Ecology.	We recommend that this hearing occur during the latter part of the public comment period.
	Respond to public comments (within 30 days of close of public comment period)	Prepare a comment response matrix (see example document provided by The Watershed Company). The comment matrix is due to Ecology within 30 days of the close of the comment period.
August	Revise documents based on Ecology, Commerce, SEPA, public comment period and hearing	If applicable, revise the SMP based on comments received.
Mid-August	Submit to Ecology for Initial Determination. This includes: • Draft SMP amendments & periodic review checklist • SEPA products • GMA notice • Public hearing record • Comment response matrix (due 30 days after close of comment period)	
September	Receive initial determination from Ecology (30 days)	
	Revise SMP documents post Ecology review, as needed	

TBD	City Council adoption process (study session / hearing) to be determined by City	
TBD	Submit to Ecology locally adopted SMP amendments and periodic review checklist for Ecology's final approval	

* On this project, the SEPA comment period may be extended to 30-days to coincide with SMP 30-day comment period.



City of Longview

Agenda Summary

PC 2021-4 Accessory Dwelling Units (ADU) Workshop #2

Summary: Staff to present draft changes to the existing ADU regulations for consideration by the Planning Commission. Planning Commission has provided direction to allow more ADU's through removal of regulatory barriers. Note- staff will have additional information for review by July 6 and resend/re-upload the agenda.

Recommended Action: Direct staff to conduct public outreach and schedule a 3rd workshop to obtain public input in an informal setting (preferably in person or hybrid setting if possible). Indicate a preferred date for a regular or special meeting.

Attachments:

1. PC 2021-4 Accessory Dwelling Units Code changes July 1 rough draft

19.22.020 Accessory dwelling units.

Accessory dwelling units (ADUs) shall be permitted in residential districts R-1, R-2, R-3, R-4 and TNR as accessory to single-family dwellings, subject to the following provisions:

- (1) No ADU shall be permitted to be added to, created within, or constructed on the same lot as the single-family dwelling to which it is accessory without a prior certification from the public works department of the city that the water supply and sanitary sewer facilities serving the site of the proposed ADU are adequate.
- (2) Only one ADU shall be permitted (attached or detached) as accessory to a single-family dwelling unit.
- (3) An accessory dwelling unit may not be sold as a separate piece of property, or as a condominium unit, unless allowed by the existing zoning on the property.
- (4) ADUs shall be permitted as second dwelling units that are added to or created within or, as provided in LMC 19.12.055, permitted by the Appeal Board of Adjustment as a special property use, constructed on the same lot as a single-family dwelling.
- (5) All housing and building codes and standards shall be applicable to all ADUs including, but not limited to, the building code, the plumbing code, the electrical code, the mechanical code, the fire code, and all requirements of the Cowlitz County health department.
- (6) ADUs are not required to have separate independent utility connections and solid waste collection.
- (7) The square foot size of any ADUs, excluding any garage area, shall not exceed ~~40~~ 60 percent of the square foot size of the single-family dwelling to which it is accessory; it shall be of not less than 300 square feet nor in excess of ~~1,200~~ 2,000 square feet, and it shall contain no more than ~~two~~ three bedrooms.
- (8) All attached ADUs shall be designed to maintain the appearance of the single-family dwelling to which they are accessory. If an ADU extends beyond the current footprint of the single-family dwelling, it must be consistent with the existing roof pitch, siding and windows of the single-family dwelling. If a separate entrance door is provided, it must be located either off the rear or side of the single-family dwelling. Any additions to an existing structure or building shall not exceed the allowable lot coverage or encroach into the required setbacks.
- (9) All ADUs which are attached to a single-family dwelling shall be connected thereto with a common wall and provided with an interior passage door (not located in a bedroom or bathroom) to allow accessibility from both the ADU and the single-family dwelling to which it is accessory.
- (10) All detached ADUs shall be subject to design review by the Appeal Board of Adjustment for a) placement and impacts to privacy of neighboring properties, b) window locations and impacts to privacy of neighboring residences, c) height and massing relative to neighboring properties and those in the vicinity, d) character and style relative to homes on the surrounding blocks.
 - (i) Only one exterior entrance is allowed to the accessory dwelling unit and it can be located no closer than 10 feet to an adjoining property line.
 - (ii) Any exterior stairs shall be placed in the rear or side setback and no closer than 10 feet to an adjoining property line.
 - (iii) Where garage space is converted to living space, the garage door shall be replaced with materials that match the exterior of the house. If a detached garage is converted, its appearance must still be that of a detached garage and the detached garage must be able to be used for parking of at least one vehicle.
- (11) A minimum of one off-street parking space shall be provided for each ADU in addition to the off-street parking space required for the single-family dwelling.
 - (i) The required off-street parking spaces for the property may be reduced by the number of legal on-street parking spaces abutting the property lines of the lot or parcel subject to the following:
 1. Legal parking is allowed on both sides of the street,
 2. The city engineer shall determine the number of legal on-street parking spaces that can be used to reduce the number of off-street parking spaces.

The Longview Municipal Code is current through Ordinance 3443, passed May 13, 2021.

Commented [AT1]: Adding this to make clear the current code requires a hearing for all detached ADU's.

Commented [AT2]: These changes are first attempt at re-defining and ADU. It will maintain that an ADU is defined as being smaller than the principle dwelling.

Commented [AT3]: The current code insists that all attached or detached ADU's be consistent with the existing home. I propose to abandon that for detached units but also require more consideration of impacts to the neighbors privacy. Design review of placement, window locations, height (shade) are a starting point. I am not comitted to the charater and style part- it may be to subjective without a design manual which I want to avoid.

Commented [AT4]: This is a provision that applies to triplexes and multi-family currently. I proposed to make it available to homes with ADU's. Currently 3 off-street parking spots are needed for an ADU. If the home can show 3 on-street spaces exist, it could provide zero parking spaces on-site and have an ADU.

(ii) A lesser number of off-street parking spaces may be allowed upon receiving a special property use permit per Chapter 19.12 LMC;

(12) No ADU may be the residence of more than four persons.

(13) All ADUs shall have separate street addresses that are visible from both the street and alley that clearly identify the location of the ADU. Where necessary, a prominent entrance in the form of a walkway, landscaping features, mailbox post or similar construction to direct visitors to the ADU, will be required per the determination of the Community Development Director upon recommendation by the Fire Marshal.

Commented [AT5]: Thinking of all the scenarios where an ADU will not be visible, or located along an alley for example- this is intended to make sure it EMS and visitors can find and access it.

(14) The owner or contract purchaser of record of the single-family dwelling to which an ADU is accessory shall reside either in the single-family dwelling or the ADU as a permanent place of residence; only one of the residences may be rented or leased. The ownership of ADUs may not be separated from ownership of the single-family dwelling to which they are accessory.

(15) Before issuance of the certificate of occupancy for an accessory dwelling unit, the homeowner must provide a copy of a statement recorded with the Cowlitz County Auditor.

(i) The statement must read:

Commented [AT6]: This is from Auburn's code, a much better approach than the current.

An application for a permit for an accessory dwelling unit has been submitted to the city of Longview by the owner of this property. Future owners are advised that the owner of the property must comply with all requirements of the Longview Zoning Code, as amended, if the accessory dwelling unit is to be occupied or rented.

(ii) If an accessory dwelling unit is to be removed, appropriate permits and inspections must first be received from the city. If a homeowner wants to remove the statement as required by subsection (15)(i) of this section from the property's title, then the city shall issue an appropriate release upon evidence that the accessory dwelling unit has been removed. The release shall be recorded by the homeowner with the county Auditors office and a copy of the recorded release shall be provided to the city.

(16) ~~No home occupations~~; day care centers or adult family homes shall be permitted in ADUs or in single-family dwellings to which they are accessory.

(17) The following permit and inspection requirements shall be met:

(a) No ADU may be added to, created within, or constructed upon the same lot as a single-family dwelling without a permit having been issued by the community development department;

(b) All applications for ADU permits shall be on forms provided by the community development department, and the fee for such permit shall be as provided in the building code;

(c) No ADU may be occupied unless the owner of record of the single-family dwelling to which it is accessory possesses a current certificate of occupancy for such ADU;

(d) Before any permit for the creation or construction of an ADU is granted, the proposed site thereof and the plans and specifications therefor shall be inspected by the building official to assure that the provisions of this chapter are not violated; and

(e) The building official ~~shall~~ may inspect all ADUs at least once biannually (every two years) or at such time as complaint alleging non-compliance with this chapter or the property maintenance code Title 16.30 is received by the city. The purpose of such inspection shall be to determine if such ADU is in compliance with the requirements of this chapter. ~~If such inspection reveals that such ADU is in compliance, the building official shall issue a certificate of occupancy for said ADU which shall be valid for a period of two years from its date. If such inspection reveals that such ADU is not in compliance, the building official shall not issue a certificate of occupancy for said ADU, and shall notify the owner or contract purchaser of the single-family dwelling to which said ADU is accessory that said ADU must be vacated and not occupied until it is re-inspected by the building official and a certificate of occupancy is issued.~~ and found to be in compliance, or the ADU removed.

(18) Detached ADU Units. In the event that the appeal board of adjustment grants a special property use permit for the construction of a detached ADU (i.e., an ADU that is not added to or created within the single-family dwelling) in accordance with LMC 19.12.055, all of the provisions of this chapter shall be applicable thereto. In addition, the following provisions shall be applicable to such detached ADUs:

The Longview Municipal Code is current through Ordinance 3443, passed May 13, 2021.

- (a) ~~The lot or tract of land upon which such ADU is to be constructed is 10,000 square feet or more in size;~~
- (b) ~~The front property line of the lot or tract of land upon such ADU is to be constructed is 85 feet or more in distance;~~
- (c) ~~The lot or tract of land upon which such ADU is to be constructed has no direct access to an alley or any street other than the street upon which the single family dwelling to which the ADU is accessory fronts;~~
- (d) ~~All detached ADUs shall comply with all setback and separation requirements for detached accessory buildings except that the minimum rear yard setback shall be 10 feet;~~
- (e) ~~Detached ADUs shall be designed in such a manner as to blend with or complement the architectural design of the single family dwelling to which such ADU is accessory; approval of such design shall be made by the appeal board of adjustment;~~
- (f) ~~Detached ADUs shall share the same hard surfaced driveway as the single family dwelling to which such ADU is accessory, and shall have direct access to the street upon which the single family dwelling fronts, unless alley access is provided. No new or additional curb cuts shall be permitted for the ADU;~~
- (g) ~~Detached ADUs shall have a minimum of 25 feet of unobstructed street frontage with no intervening structures present, to ensure adequate visibility and access for emergency vehicles; and~~
- (h) Detached accessory dwelling units are not permitted in townhouse, zero lot line detached housing, or attached zero lot line housing developments. (Ord. 3182 § 6, 2011; Ord. 3122 § 15, 2010).

Commented [AT7]: This is where additional workshop and public input is needed- consideration of which lots and what settings should be allowed to have added detached units and what conditions are needed.