



City of Longview

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

Agenda

In-person or Virtual Meeting

Use this link to attend the meeting on Zoom.us
<https://us02web.zoom.us/j/86788038944>

Or Telephone: Dial (for higher quality, dial a
number based on your current location):

US: 253 215 8782 or 408-638-0968 Webinar
ID: 867 8803 8944

Planning Commission

Wednesday, August 4, 2021

7:00 PM

City Hall

1. **ROLL CALL**

2. **APPROVAL OF MINUTES**

21-000880 Minutes of the July 7, 2021 Regular Meeting

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

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

5. **PUBLIC HEARINGS**

21-000881 PC 2021-6 Preliminary Plat approval of Mt. Solo Place, Phases 4-5, a 76 lot residential subdivision.

Recommended Action: Motion to recommend the City Council adopt the findings and conditions of the staff report and grant preliminary plat approval for the proposed subdivision.

6. **NON-PUBLIC HEARING ITEMS**

21-000883 Workshop on emergency shelters preemption zoning amendments

Summary Statement: Staff is working with consultant services provided by the CWCOC to address changes required by recently passed legislation regarding regulation of emergency shelters and permanent supportive housing. Attached is an article from the Municipal Research and Services Center which explains the legislation and summarizes what is required of cities. The legislation calls for the removal of barriers to siting emergency shelters, and requires that they be permitted in all zones where hotels are allowed. Permanent supportive housing, as defined in the ordinance is to be permitted

in all locations where homes are permitted. Attached is a presentation and draft strike-through of the zoning chapters that are affected by the requirements. At the workshop staff will discuss areas where hotels may be desired to be removed as a permitted use and considerations of limits on occupancy, intensity of use and spacing.

21-000884 PC 2021-5 Set Public Hearing for September 1, 2021 for consideration of amendments to the zoning code to remove barriers to siting emergency shelters and permanent supportive housing as required by E2SHB 1220.

7. OTHER BUSINESS
8. PLANNER'S REPORT
9. ADJOURNMENT



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Minutes

Virtual Meeting Agenda

Join Zoom Meeting

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

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**

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

Present: Member Craig Collins, Member Trey Davis, , Member Ramona Leber, Member Shawn Marvin, Member Kalei LaFave, Member Stacey Dalgarno

Excused: Member Bill Josh

Staff Present: Steve Schuman, Assistant City Attorney; Adam Trimble, Planner; Sam Barham, Engineer; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

21-000817 Minutes of the June 2, 2021 regular meeting

A motion was made by Member Kalei LaFave, seconded by Member Ramona Leber, to Approve the regular meeting minutes of June 2, 2021. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Member Shawn Marvin, Member Kalei LaFave, Member Stacey Dalgarno

Nays: None

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

None at this time.

4. PUBLIC HEARINGS

None at this time.

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, Schneiter Drive.

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

A motion was made by Member Ramona Leber, seconded by Member Kalei LaFave, to set a public hearing for Final Plat approval of Mt. Solo Place Phase 2a to be held at the August 4, 2021 regular Planning Commission meeting. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Member Shawn Marvin, Member Kalei LaFave, Member Stacey Dalgarno

Nays: None

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.

A motion was made by Member Ramona Leber, seconded by Stacey Dalgarno, to set a public hearing for Preliminary plat approval of Mt. Solo Place Phases 4 and 5, at the August 4, 2021 regular Planning Commission meeting. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Member Shawn Marvin, Kalei LaFave, Stacey Dalgarno

Nays: None

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. The full redline document is online here: <https://mylongview.box.com/v/LongviewSMP2021update>

Mr. Trimble reviewed information provided by the consultant. Most of the suggested revisions to the Shorelines Master Program are descriptions, clarifications, etc.

Mr. Trimble asked for consensus from the Commission on the local adoption schedule as presented. All agreed.

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.

Mr. Trimble presented draft changes to the existing ADU regulations for consideration.

Discussions included: Special Property Use hearings, dwelling size, Appeal Board of Adjustment review (SPU hearings), parking, lot size, keeping owner occupancy requirement.

Staff will edit the draft code further, and schedule public outreach/input for the September 2021 regular Planning Commission meeting,

7. PLANNER'S REPORT

- * Close to approving Longview Business Park
- * Two multi-family housing projects ready to issue
- * Historic Preservation Committee has received a grant for scanning of historical plans
- * \$1.3 million is coming from HUD for affordable housing

Public Works

- * Grant received to rehab Washington Way pavement, reduce lanes from 4 to 2 and add bike lanes

8. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for August 4, 2021.

With no further business to discuss, the meeting adjourned at 9 p.m.

Lisa Vertrees, Recorder



STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

PRESENTED BY: Adam Trimble, Planner

PROJECT NAME: Preliminary Subdivision Plat: Mt. Solo Place Phases 4-5

CASE NO.: PC 2021-6

RELATED CASES: E 2021-7

HEARING DATE: August 4, 2021

PROPOSAL: Preliminary Subdivision Plat approval for a 76 lot single family residential subdivision in two phases, on 20.36 acres. Phase 4 will include 37 lots and phase 5 will include 39 lots. [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.

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

CONTACT: Joe Melo Phone 360-921-7410 joe@hintondevelopment.com

PROPERTY OWNER: Solo, LLC 14010-A NE 3rd Court Suite 106 Vancouver, WA 98685

SEPA DETERMINATION: A determination of non-significance (DNS) was issued by the SEPA Responsible Official on July 20, 2021. The comment period closed at 6:00PM on August 4, 2021 [Application No. E 2021-7] [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> Mt. Solo Place phases 1-3, single family residential subdivision <u>South:</u> Mt. Solo Place phases 1-3, 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>	None.
<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>	A Critical Areas report addendum finds that there are no jurisdictional wetlands on the site.
<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 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 4-5. 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
Front yard setback (feet)	25
Front yard setback (alley-loading) ³	15

Standard	
	R-1
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 will provide for traffic calming features, sidewalks 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 as part of phases 1-3 approval.*

(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 in phases 1-3 and 4-5.*

(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 site has two existing agriculture ditches which are man-made drains to assist with the historical farming and agricultural use of the site. A submitted critical areas report (addendum) finds that there are no jurisdictional wetlands present in the development site.*

(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.*

(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 these two phases (a total of 168 lots) was submitted with a 2018 subdivision application. The master plan is not binding but has allowed staff to evaluate whether appropriate infrastructure, dedications and off-site improvements were included in the project to enable these 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: Henderson Way. 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 low impact development (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 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 no mature trees in phases 4-5 and proposes to remove none. A condition of approval recommends the applicant evaluate and propose methods to improve soil bearing capacity of the site as the submitted geotechnical report was found to be inadequate and mute on key issues such as street and utility installation according to City staff. New street trees [Rocky Mountain Glow] are proposed per City requirements. A condition of approval will ask the applicant to propose additional tree species and provide planting locations as approved by the city Parks Manager. Wetland buffer enhancement plantings will take place on-site. A Preliminary Landscape Plan and Critical Areas report and addendum 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 where a pass-through path is necessary. The development has excellent circulation and a multi-use path will be constructed in phases 1-3 which connects to the existing park.

- (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.

Sadie Lane and Melody Way are previously reviewed/approved street names. Henderson Way, Kayla Ct. and Quarter Ct. 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.

At least 7 lots [139-144, 120-123] will require a variance from the lot frontage requirement of 37 ½ feet width (for a cul-de-sac) on a public street. All 7 lots have enough frontage for single-vehicle width access so the request is to reduce the frontage from 37 ½' to between 12 and 30 feet. A separate written variance request will be evaluated during the public hearing. The planning commission can recommend approval, a lesser reduction and or conditions. All other proposed lots in phases 4-5 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 agreed to develop and dedicate a trail in phases 1-3 for public use which will serve the residents of phases 4-5 as well.

Less opportunity for a trail along the CDID #1 ditch exists for proposed phases 4-5. The ditch along the NW boundary is narrow and may be maintained from the other side. It also dead-ends and includes areas set-aside for wetland protection as part of the development. The potential to enhance Altrusa park with a new improvement or sport facility remains an option although the city or public comments have not identified a specific need as of this report.

F. STAFF DISCUSSION

City staff has the advantage of having reviewed and approved this subdivision in the past and more recently for phase 1-3. 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 Place applications, the layout is very similar, as is the utility design. In phases 1-3 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 right-turn deceleration taper on SR 432 are examples. Traffic calming measures it deemed necessary by the City Engineer, will be proposed and constructed on long, uninterrupted roads such as Henderson Way, for safety and livability.

The primary concern staff has regarding the proposed development is the underlying soils. The geotechnical report identified the soil has severe restrictions for urban development due to high water table and shrink/swell potential. In the opinion of staff, the geotechnical report produced

by the applicant, does not adequately address the soil constraints and does not provide sufficient direction for mitigation to minimize risks. Staff is confident the risk can be mitigated but will recommend a condition of approval that the applicant provide additional information from a geotechnical engineer regarding soil preparation and consolidation, and installation of streets and utilities prior to obtaining construction permits. Individual home construction will also require a report from a geotechnical engineer to address methods for constructing foundations to minimize risk of damage from liquefaction during an earthquake.

Critical area wetlands and habitat in phases 1-3 have been addressed through a wetland delineation report and management plan. The applicant has designed phases 4-5 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. The developer will be required to obtain all necessary permits from the Consolidated Diking Improvement District No. 1 prior to commencing work within areas of those agencies jurisdiction.

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 determination of non-significance (DNS) was issued by the SEPA Responsible Official on July 20, 2021. The comment period closed at 6:00PM on August 4, 2021. The City received comments from Longview Parks and Recreation regarding trails, the Washington State Department of Fish and Wildlife regarding wetlands (in phases 1-3). A public comment was received from a neighbor living in Heron Pointe praising the preservation of a tree and vegetation area that borders that neighborhood (it is proposed to be un-touched by this development). Any further comments will be provided at the public meeting.

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 3.73 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.

5. The variance requested from zoning standards for lot frontage width on a cul-de-sac for seven lots satisfy the criteria for a modification from adopted standards.

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 Place Phases 4-5 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 applicant shall provide additional information from a geotechnical engineer regarding soil preparation and consolidation and installation of streets and utilities prior to obtaining construction permits.
3. 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.
4. 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.
5. The applicant shall propose additional street tree species to improve diversity and resistance to disease and provide planting locations as approved by the city Parks Manager
6. 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.
7. Community mailboxes (or mail service as approved by the USPS) shall be provided by the developer prior to final plat approval or secured with a bond.
8. 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.

9. The ‘tank traps’ in the applicants property bordering CDID#1 property between Schneider Drive and Ditch 10 must be filled.
10. 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.
11. The maximum unimpeded length on a residential street shall be 800-feet. For street segments over 800-feet if required by the City Engineer, an engineer shall submit an analysis of potential traffic calming features. The streets to be considered shall include: Henderson Way. 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.
12. 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.
13. The Developer must provide a subdivision improvement bond for completion of sidewalks planting strips and street trees if those items are not constructed prior to final plat approval.
14. 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 2021-6, subject to the conditions of approval contained within the staff report.”

Motion to adopt staff findings that the variance requested from zoning standards for lot frontage width on a cul-de-sac for seven lots satisfies the criteria for a modification from adopted standards.

IV. EXHIBITS

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

Report date: July 30, 2021

Mt. Solo Estates Subdivision

Phases IV & V

Tax Parcel: 107460-100 & 107200-100

Jurisdiction



Preliminary Application

Prepared for:

Hinton Development, Corp.
Attn: Rob Hinton
14010-A NE 3rd Court Suite 106
Vancouver, WA 98685
Phone (360) 546-1220
rob@hintondevelopment.com

Prepared by:

SGA Engineering, PLLC
2005 Broadway Street
Vancouver, WA 98663
Phone (360) 993-0911
Fax (360) 993-0912
staylor@sgaengineering.com

June 8, 2021
Project #0802



CIVIL ENGINEERING
DEVELOPMENT SERVICES
LAND PLANNING
LANDSCAPE ARCHITECTURE



Preliminary Subdivision Plat Application

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

Application for a Preliminary Subdivision Plat

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

Application Number: PC 2021-6

Related Case Number(s): E 2021-7

THIS SECTION FOR OFFICE USE ONLY:

Applicant: Mt. Solo, LLC (Print All Information) Phone: 360-921-7410

Contact Name: Joe Melo email: joe@hintondevelopment.com

Mailing Address: 14010-A NE 3rd Court Suite 106
(Street or PO Box)

City: Vancouver State: WA Zip: 98685

Property Owner Same as Applicant (Print All Information) Phone: _____

Contact Name: _____ email: _____

Mailing Address: _____ Fax: _____

City: _____ State: _____ Zip: _____

Represented By: SGA Engineering Scott Taylor (If Different From Above) Phone: 360-993-0911

Mailing Address: 2005 Broadway email: staylor@sgaengineering.com

City: Vancouver State: WA Zip: 98663

Relationship to Owner: Engineer, Planner

Engineer or Surveyor: SGA Engineering Scott Taylor Phone: 360-993-0911

Mailing Address: 2005 Broadway email: staylor@sgaengineering.com

City: Vancouver State: WA Zip: 98663

Signature of Engineer or Surveyor:  6-10-2021

Property Address of Lot(s) to be Divided: N/A

Total Area of Parcel (square feet): 2,164,496 _ Name of Subdivision: Mt. Solo Estates Ph 4-5

Lot: _____ Block: _____ Assessor's Parcel Number(s): 107200-100 & 107460-100

Location: Section 34 Township & Range 8N 3W Willamette Meridian

FILING FEE:

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

SEPA Fee (If applicable)..... \$ 579

Critical Area Permit Fee (if applicable)..... \$ 115

Total Fees:..... \$ 8588.00

Comments: _____

REQUIRED SIGNATURES:

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

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

Signature of Applicant: _____

Date: 4/11/2021

Signature of Property Owner: _____

Date: 4/11/2021

Signature of Property Owner: _____

Date: _____

Signature of Property Owner: _____

Date: _____

Signature of Property Owner: _____

Date: _____

NOTES TO APPLICANT:

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

Mt. Solo Estates Phases 4-5

INTRODUCTION

The Mt. Solo Estates Subdivision is a master planned development with 5 phases. The parent parcels are 107200-100 & 107460-100. There are 49.69 acres total for the overall project site. Phases 1-3 were previously approved. The current subdivision application proposes to subdivide the property into 76 single-family detached lots in phases 4 and 5. The site is located at Branch Creek Drive and north of the approved phases 1-3 in Longview, WA. All future homes will gain access from the proposed roads. The parcel is zoned R-1 (residential district). The parcels to the north, south, east, and west are zoned R-1. These parcels contain existing single-family homes or are vacant. The city public works yard is located to the north east of the site across the slough.

The minimum lot area allowed in the R-1 zone is 6,000 square feet and the maximum density allowed is 6 units per acre. The proposed density is approximately 4.5 units per acre. The minimum lot width allowed is 50 feet. The minimum width proposed is 50 feet.

Phase 4 and 5 construction are tentatively scheduled to start in 2022. Home construction will follow shortly after.

CRITICAL AREAS

There are critical areas known to be on the site. Ecological Land Services has provided a wetland delineation report and updated information regarding the on-site agricultural ditches.

STORMWATER

Stormwater control will conform to the requirements of the City of Longview Stormwater Manual. Stormwater from the new impervious surfaces will be treated by a Filtera bioscape vault, or other approved bmp's. Treated stormwater will be released to the existing sloughs and ditches. See the stormwater report for additional information and all the details of the stormwater plan.

ROADS AND PARKING

All interior roads will be constructed with a 60-foot right-of-way, 32 foot paved width and 5 foot detached sidewalk.

All on-site roadway improvements are proposed to meet or exceed

Mt. Solo Estates Phases 4-5

City of Longview standards.

Two driveway parking stalls and a minimum of two garage parking stalls will be provided for each lot providing at least 4 parking spaces per lot.

ACCESS

Access for the project will come from the extension of Branch Creek Drive and with the newly constructed roadways from phases 1-3.

TRAFFIC

The existing site area for phases 4-5 has no daily traffic. A complete traffic study has been previously prepared for the preliminary by Kittelson & Associates. The traffic report has been submitted with the subdivision application.

WATER & SEWER

Public water and sewer lines exist in Schneiter Drive and Branch Creek Drive. Water and sewer service will be supplied by City of Longview. Water and sewer mains will be looped through the site where necessary. All lots will have an individual water meter and sanitary sewer lateral. The project will require a new pump station which is located in phase II and under construction now.

The city code has been cut and pasted below for reference. The applicants responses are in ***bold italics***.

Preliminary Subdivision Application Requirements LMC [19.80.110](#)

(1) Pre-application Conference. A pre-application conference is not required but is strongly encouraged. A pre-application conference is non-binding and advisory in intent and effect.

Pre-application conference date: ***05-03-21*** .

Attended by: ***Scott Taylor and Jason Mattos of SGA Engineering***

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

(a) Completed preliminary plat application on form supplied by the city; ***Completed and submitted with package.***

Mt. Solo Estates Phases 4-5

(b) Payment of all required fees; ***Required Fees will have been paid by the applicant.***

(c) Completed SEPA environmental checklist; ***Submitted with Application.***

(d) If critical areas exist on the subject site, the permit and report requirements of Chapters 17.10 and 17.12 LMC shall be adhered to and submitted with the preliminary plat application; provided, that the city engineer may require a geotechnical report in cases where project development may be impacted by underlying soils, even if such area is not officially classed as a critical area; ***A critical areas report has been submitted and permit fee have been paid for this project. Ecological Land Services has prepared the critical areas report and previously approved buffer averaging plan. The updated critical areas report has been included for staff's review. There are no jurisdictional wetlands on-site. Two agricultural ditches are located on-site. Sloughs and CDID Ditches are located on all four sides of the project. City sloughs and ditches will not be affected or altered by this project.***

(e) Preliminary drawings showing sanitary sewer, water and stormwater cross-sections and grade profiles of the existing ground and proposed streets; ***Prelim utility and construction plans have been submitted.***

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

(g) If the property is to be developed in phases, each phase shall be clearly labeled and demarcated on the preliminary plat and the master plan requirements of LMC 19.80.140 shall be met; ***This project proposes last two phases to construct the 76 lots. A master plan with five phase was previous reviewed to provide a total of 168 lots.***

(h) Copy of a recent title report for the property issues within the last 60 days, including a legal description according to the official records in the office of the county auditor; ***This has been provided.***

(i) A verified statement with original signatures that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has submitted the application with the consent of all owners of the affected property; ***SOLO, LLC is the owner and has signed the application.***

(j) Traffic impact analysis report as required by the city pursuant to Chapter 12.50 LMC; ***This has been completed by Kittelson & Associates.***

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

(l) A tree survey and preservation plan, report or drawing that complies with LMC 19.80.130 LMC; ***No mature trees will be removed with phases 4 and 5. New street trees will be planted on-site. See the Preliminary Landscape Plan submitted with this application.***

(m) Preliminary stormwater report; and ***This has been submitted.***

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

Mt. Solo Estates Phases 4-5

- (i) Description of the uses proposed for the site; ***Single-family residence.***
- (ii) Phasing plan, if applicable; ***Shown on submitted plans.***
- (iii) Construction schedule; ***Proposed phase 4 and 5 constructed 2022.***
- (iv) Any deviations or variances proposed pursuant to LMC 19.80.180; ***No Variances proposed at this time.***
- (v) Existing covenants or restrictions and easements, if applicable; ***An existing forced main sanitary sewer easement is located on-site and will remain. The sewer main line is located in the right-of-way of future Branch Creek Drive. This is shown on the utility plans.***
- (vi) History of any previous subdivisions and short subdivisions of the property; and ***Phase 4 and 5 portion of the property has not been previously subdivided.***
- (vii) Other items required pursuant to applicable portions of LMC.

Approval Criteria LMC 19.80.120

(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, storm drainage, erosion control and sanitary sewage disposal methods that are consistent with the city's current ordinances, standards and plans; ***Preliminary plans have been provided which demonstrate compliance with city standards and ordinances.***
- (b) Appropriate provisions have been made for but not limited to public health, safety and general welfare; ***Public sidewalks and trails have been provided for safe pedestrian circulation. Stop signs and other traffic control will be conditioned by the city and applied to construction plans as necessary.***
- (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; ***Appropriate provisions have been made and are demonstrated on the submitted plans. WSDOT will reviewed the SR-432 deceleration taper plans and approved them prior to construction.***
- (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; ***School, park and transportation impact fees will be paid for the 76 proposed lots as well as the previous lots in phases 1, 2, and 3.***
- (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, ditches and physical features of the site.***

Mt. Solo Estates Phases 4-5

(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 have been met and are discussed elsewhere in this narrative.**

- (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) Other plans and programs as the city has adopted, including the stormwater runoff standards 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; and
- (viii) Plans and specifications adopted by the public works department including those set forth in Chapter 12.50 LMC and the Kelso/Longview standard plans and specifications;

(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 outside of the floodplain. The diking district and associated sloughs maintain drainage in this part of Longview.**

(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. **This project warrants a staff report with findings and conditions of approval. The applicant looks forward to working with the city on the draft staff report and public hearing process.**

(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

Mt. Solo Estates Phases 4-5

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. ***This project warrants a staff report with findings and conditions of approval.***

(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 previous master plan has been submitted and approved with phases 1-3 of this subdivision. Appropriate conditions, dedications and off-site improvements will be part of the project approval.***

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 Kelso/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:

Preliminary plans have been provided which demonstrate compliance with city standards. Final engineering and construction plans will detail out the public improvements and apply conditions of approval required by the City.

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

(2) Stormwater management shall conform to Chapter [17.80](#) LMC.

(a) Innovative Stormwater Management Techniques. To encourage innovative and environmentally sound development approaches (i.e., low impact development, etc.) to stormwater management, the city may modify its adopted standards and guidelines; provided, that the proposal provides equal or superior design. Any requested/permitted deviation shall be reviewed pursuant to LMC 19.80.180.

(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.

Mt. Solo Estates Phases 4-5

- (iv) Location and sizes of existing sewers, water mains, and culverts within and immediately adjacent to the future phases;
- (v) Location of existing buildings within and immediately adjacent to the future phases;
- (vi) Approximate topography, with arrows showing direction of incline or rough contour lines;
- (vii) Approximate location of proposed streets, trails and crosswalks through blocks;
- (viii) Approximate lot lines or an indication of the number and general locations of proposed lots; and
- (ix) Approximate location, dimension, area and proposed use of parcels to be set aside for public or common parks and other open space. (Ord. 3090 § 2, 2009).

A previous master plan has been submitted and approved with phases 1-3 of this subdivision. Appropriate conditions, dedications and off-site improvements will be part of this project approval as necessary for phases 4 and 5.

Thank you for staff's review and time on this application. Please do not hesitate to contact SGA Engineering with questions, clarifications and for additional information. 360-993-0311 or email Scott Taylor, staylor@sgaengineering.com

Mt. Solo Place Phases 4-5

INTRODUCTION

The Mt. Solo Place Subdivision is a master planned development with 5 phases. The parent parcels are 107200-100 & 107460-100. There are 49.69 acres total for the overall project site. Phases 1-3 were previously approved. The current subdivision application proposes to subdivide the property into 76 single-family detached lots in phases 4 and 5. This project is requesting a variance to the minimum lot frontage requirement for 10 lots along cul-de-sacs in the development.

The design of the subdivision has been modified to provide each lot with frontage on a public road instead of using shared driveways or access easements. This is the preferred layout for city staff and public works as it relates to addressing and public utilities. The minimum lot width requirement of 50 feet can be reduce 25% by city code. This allows for 37.5 feet of frontage for lots fronting on a cul-de-sac. Because of the challenging nature of this property, i.e. unique shaped property lines, CDID Sloughs, required infrastructure and other existing conditions we are requesting a variance to this lot frontage standard.

The city code has been cut and pasted below for reference. The applicants responses are in ***bold italics***.

19.80.180 Modification to adopted standards.

(1) To provide opportunities for unique development designs and the ability to accommodate site constraints, the city council, upon recommendation from the planning commission, may consider modifications to the adopted standards of this title, including the public works specifications and those standards set forth in Chapter [12.50](#) LMC, if the applicant demonstrates that four or more of the following criteria are met:

- (a) There are topographical or physical conditions such as steep slopes, wetlands, water area structures, streets, utilities, lot patterns, street patterns or other conditions that justify departure from strict adherence to the standard to be modified; ***This criteria is met. The presence of CDID ditches, wetlands and existing street/lot patterns require the departure from the lot frontage standard. Flag lots and some narrower, pie shaped lots are necessary to develop this site.***
- (b) That the modification is consistent with sound engineering principles and it will be safe, practical and efficient; ***The applicant has designed sidewalks, ramps and tree locations that ensure safe paths and efficient use of land.***
- (c) That the proposed modification is consistent with the intent and purpose of the standard being modified; ***each lot will own frontage and likely their access point onto a public road. The standard is already reduce on a cul-de-sac by 25% from***

Mt. Solo Place Phases 4-5

50 feet down to 37.5 feet. This Variance will reduce the standard between 1.14% and 46.6%. The narrowest lot frontage will be 20 feet wide which will function like a flag lot. Individual driveways will provide adequate access to each lot.

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)
--------------------------------------	--

(d) That the proposed modification is consistent with the goals and policies of the comprehensive plan; ***The increase in residential construction was a key goal of the 2019 comprehensive plan which identified that the city is missing about 10 years worth of new units and thus is 10 years behind on the anticipated units needed for future growth. Without this variance even fewer lots would be provided for the city growth.***

(e) Hardship, as distinguished from mere inconvenience would result from strict compliance with the standards of this chapter;

(f) The modification complies with the spirit and intent of this chapter and will not be detrimental to the public health, safety, or welfare or injurious to other property in the vicinity; and ***This modification/variance is only being requested for lots along cul-de-sacs in the project. Minimal traffic and safety concerns will be present in the cul-de-sacs. This modification request complies with the spirit of the city code and comprehensive plan goals. No decrease in public safety, health or welfare will result in the approval of this request.***

(g) In the case of a modification to sidewalk standards, adequate provision will be made for pedestrian and bicyclist movement and safety. ***This code section is not applicable to the request.***

(2) Requested modifications shall be included in the preliminary plat application and will be reviewed concurrently with the preliminary plat application.

(3) Variances to Zoning Standards. Requested zoning variances that are submitted and processed in conjunction with a preliminary plat shall be reviewed and a decision issued concurrently by the city council utilizing the criteria above and Chapter [19.12](#) LMC. A single combined public hearing notice and notice of application/SEPA notice should be utilized. Petitioners for variances shall describe fully the variance sought and the grounds for the application. The planning commission shall develop separate recommendations on variance applications and forward such recommendations to the city council along with the recommendation and the council's action may be for a lesser degree of variation from a standard than sought by the applicant, and may include conditions. (Ord. 3090 § 2, 2009).

Mt. Solo Place Phases 4-5

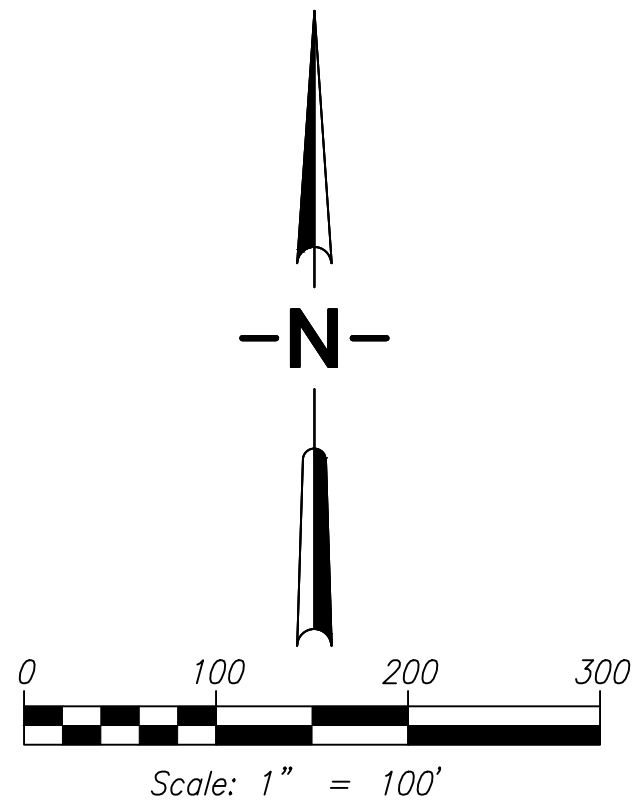
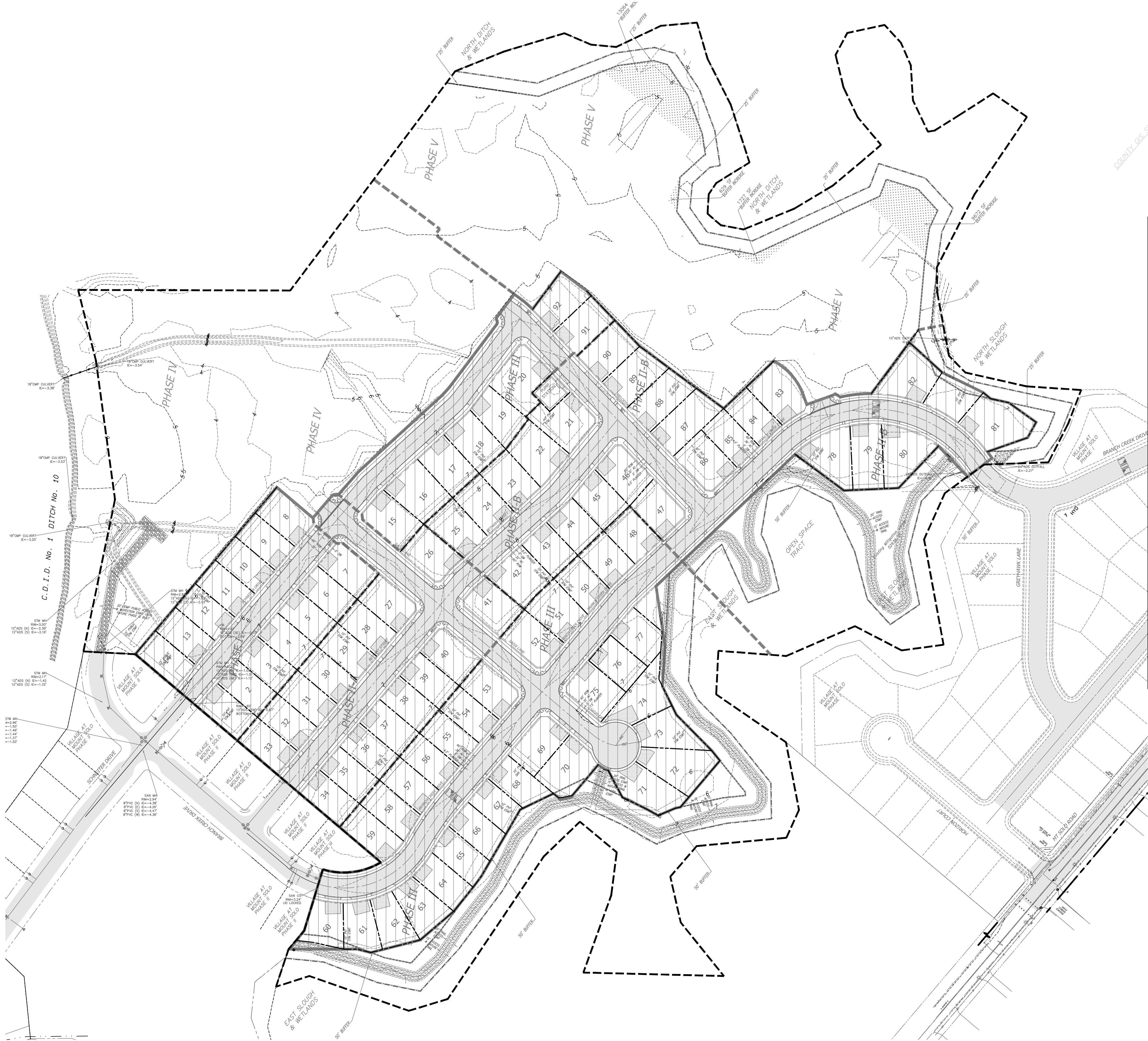
19.12.140 Variance permits – Authority to issue.

The board may authorize the granting of variances from the zoning ordinance of the city, by the building official, where compliance therewith is impractical or impossible. No application for a variance shall be granted unless the board finds:

- (1) The variance will not constitute a grant of special privileges inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located; and ***the Subdivision Chapter specifically allows developers to propose variances and modifications*** “To provide opportunities for unique development designs and the ability to accommodate site constraints” ***and the lot frontage reduction request is an increase of an already permitted frontage width reduction for lots on a cul-de-sac. The request is also not for a waiver of the rule: each lot will own frontage on a public street.***
- (2) That such variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and ***The presence of CDID ditches, wetlands and existing street/lot patterns require the departure from the lot frontage standard. Flag lots and some narrower, pie shaped lots are necessary to develop this unique site. The proposed lots meet all the other zoning and land use standards. Similar lots have been developed across much of Cowlitz County and Longview over the years.***
- (3) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated; and ***This modification/variance is only being requested for lots along cul-de-sacs in the project. Minimal traffic and safety concerns will be present in the cul-de-sacs. This modification request complies with the spirit of the city code and comprehensive plan goals. No decrease in public safety, health or welfare will result in the approval of this request***
- (4) The need for the variance is not the result of any action taken by the applicant. (Ord. 3122 § 10, 2010; Ord. 1620 § 1, 1973). ***The project is a continuation of previously approved phases. Existing street alignments and other critical area constraints have created the need for flexibility in the development code. The reduction of minimum lot frontage from 37.5 feet down to 20 feet is necessary to provide much needed housing in the Longview city limits. All proposed lots have frontage on public streets which will allow for adequate addressing, emergency vehicle access, public utilities and safe day to day functionality.***

Thank you for staff's review and time on this variance/modification application. Please do not hesitate to contact SGA Engineering with questions, clarifications and for additional information. 360-993-0311 or email Scott Taylor, staylor@sgaengineering.com

© SGA ENGINEERING PLLC - DATE PLOTTED: Jun. 14, 2021 - 11:09 AM SGA DRAWING FILE: W:\DWG\0802 MT SOLO PUD\DRAWINGS\PRELIMINARY SHEET SET (PH IV-V)\C2.0 EXISTING CONDITIONS.DWG



MT. SOLO ESTATES SUBDIVISION

PHASES IV-V

BEING A PORTION OF SECTIONS 14 & 23, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE
WILLAMETTE MERIDIAN COWLITZ COUNTY, WASHINGTON
PRELIMINARY APPLICATION
JUNE 2021

APPLICANT:
HINTON DEVELOPMENT CORP
ATTN: JOE MELO
14010-A NE 3RD COURT SUITE 106
VANCOUVER, WA 98685
PH: 360-921-7410
EM: joe@hintondevelopment.com

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

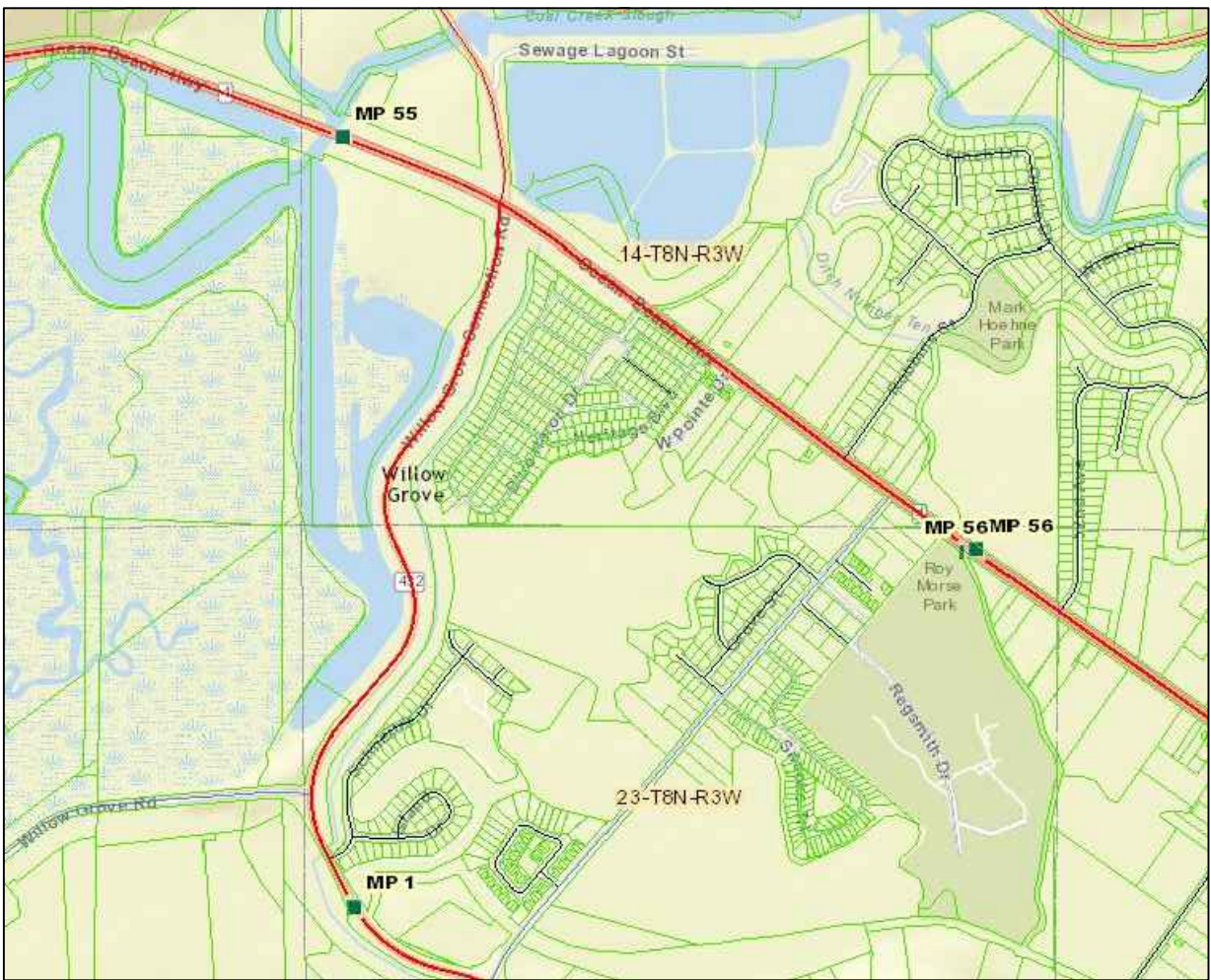
PARCEL # & PROPERTY ADDRESS:
107460100
NO SITUS ADDRESS

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 20.36 ACRES 886,921 S.F.
TRANSIT ROUTES NO KNOWN BUS ROUTES WITHIN 1 MILE OF THE SITE.
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF LONGVIEW. PUBLIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF LONGVIEW. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON SITE. NO WELLS ARE KNOWN TO EXIST ON-SITE.

ENVIRONMENTAL CONDITIONS
THE SITE CONTAINS SLOUGHS AND FARM DITCHES. 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.



VICINITY MAP
NTS

EXISTING CONDITIONS

MT. SOLO ESTATES
PHASES IV-V

WASHINGTON

CITY OF LONGVIEW

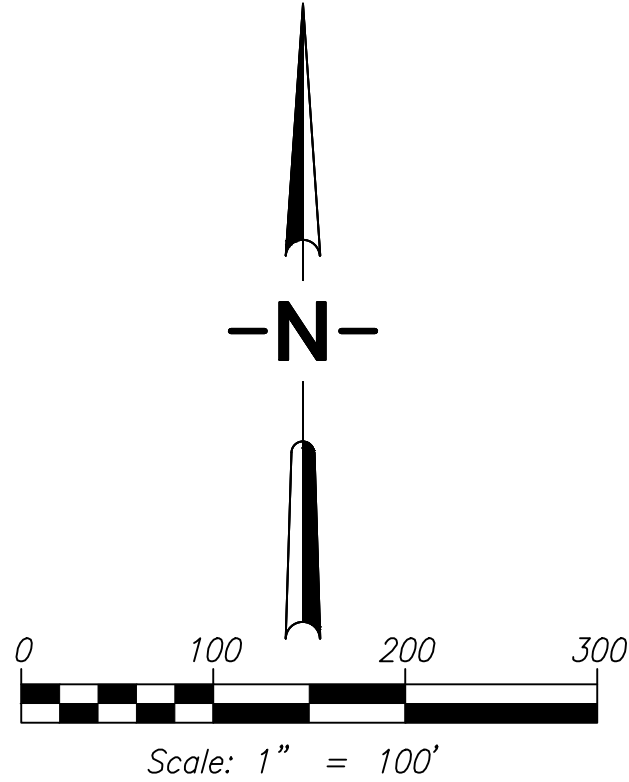
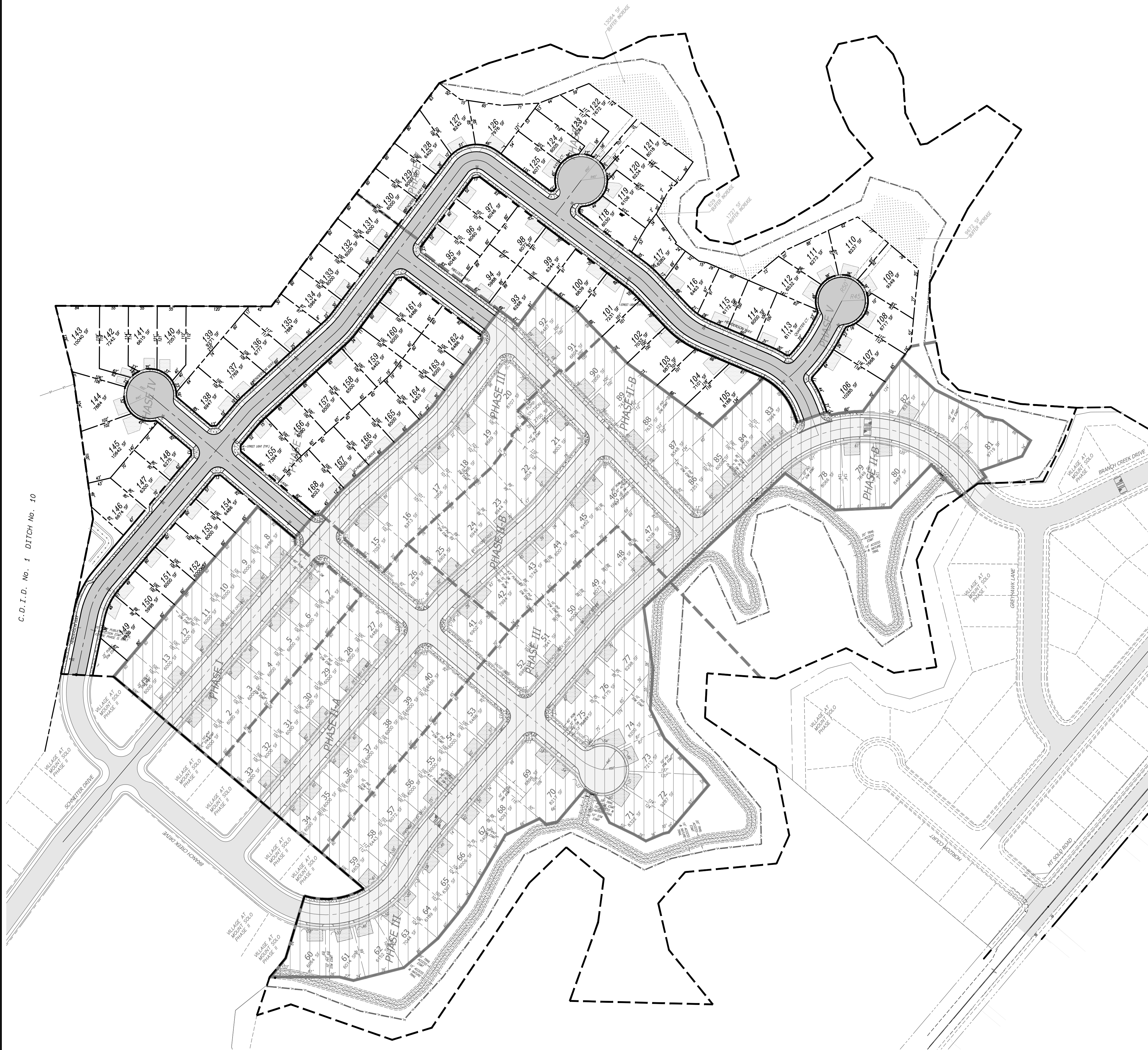
PRELIMINARY

REVISIONS

DESIGNED BY: SAT
DRAWN BY: SAT, SEM
CHECKED BY: JTM
SCALE: 1" = 100'

JOB NUMBER 0802 SHEET PRE1.0

C.D.I.D. No. 1 DITCH No. 10



MT. SOLO ESTATES SUBDIVISION
PHASES IV-V

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

PRELIMINARY APPLICATION
JUNE 2021

APPLICANT:
HINTON DEVELOPMENT CORP
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14010-A NE 3RD COURT SUITE 106
VANCOUVER, WA 98685
PH: 360-921-7410
EM: joe@hintondevelopment.com

PROPERTY OWNER:
SOLO LLC
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VANCOUVER, WA 98685

PARCEL # & PROPERTY ADDRESS:
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NO SITUS ADDRESS

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ZONING DESIGNATION	R-1
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TRANSIT ROUTES	NO KNOWN BUS ROUTES WITHIN 1 MILE OF THE SITE.
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PROPOSED SITE INFORMATION

PROPOSED USE
SINGLE-FAMILY RESIDENTIAL (76 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

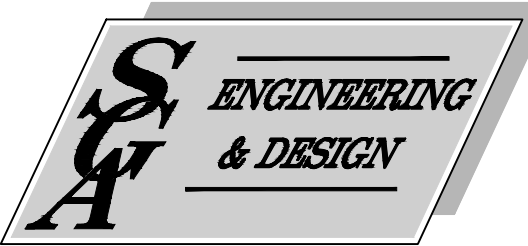
SEWER	CITY OF LONGVIEW
WATER	CITY OF LONGVIEW
ELECTRICAL	COWLITZ PUD

STORMWATER MANAGEMENT

TREATMENT	CITY OF LONGVIEW STANDARDS STORMWATER WILL BE TREATED USING CONTECH FILTERRA SYSTEMS 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

GROSS SITE AREA	ACRES 20.35	S.F. 886921
AVERAGE LOT AREA	0.16	6824
PUBLIC RIGHT-OF-WAY DEDICATED	4.22	183817



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
PHASES IV-V

CITY OF LONGVIEW

WASHINGTON

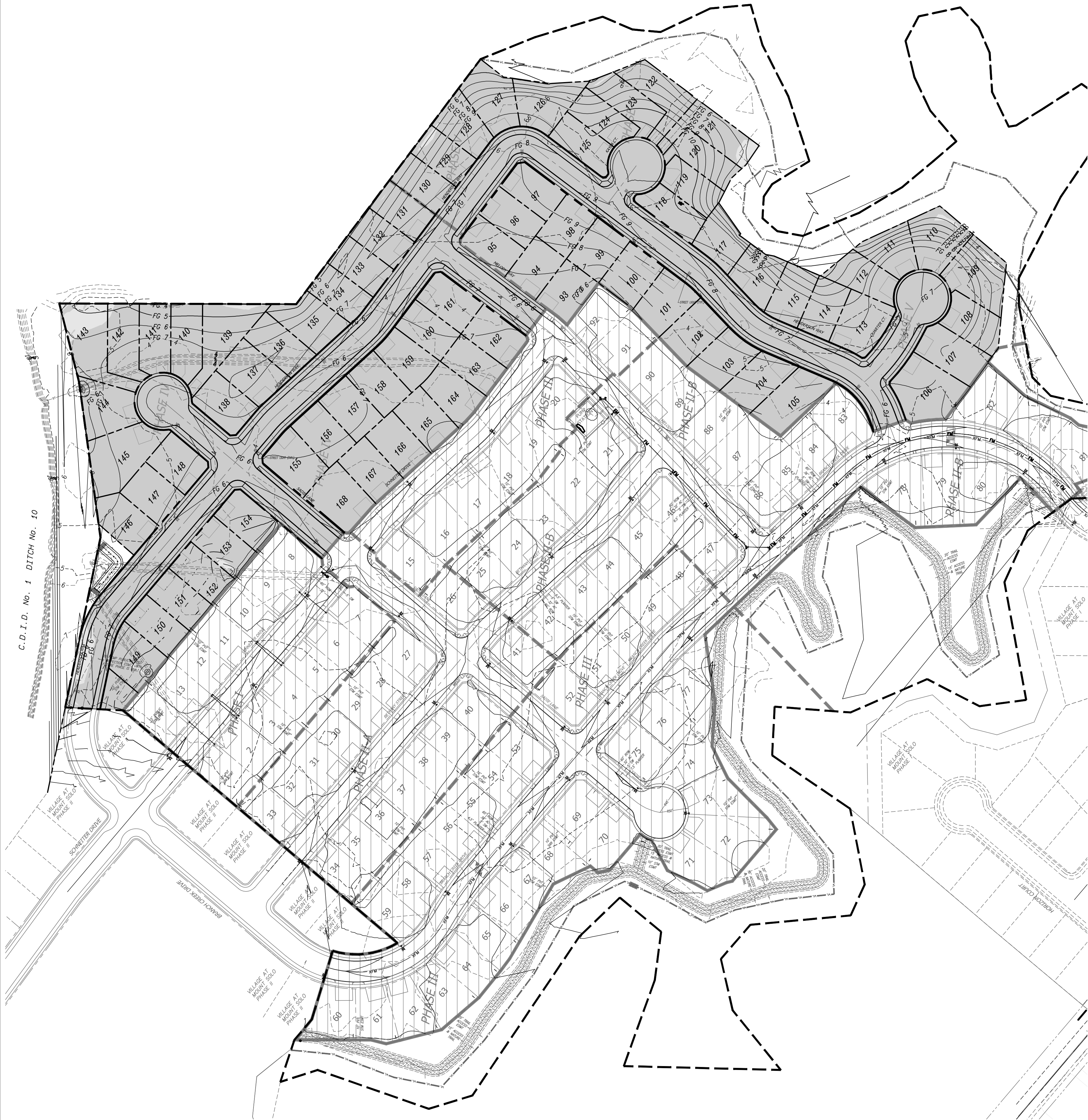
PRELIMINARY

REVISIONS

DESIGNED BY: SAT
DRAWN BY: SAT, SEM
CHECKED BY: JTM
SCALE: 1" = 100'

JOB NUMBER
0802

SHEET
PRE2.0



C.D.I.D. No. 1 DITCH No. 10

GRADING AND DRAINAGE NOTES:

- 1.) ALL STRIPPING, GRUBBING, GRADING, AND COMPACTION ARE TO BE DONE IN ACCORDANCE WITH THE SOIL ENGINEER'S REQUIREMENTS.
- 2.) SOIL STRIPPING WAS ASSUMED TO BE 0.833'. THE CONTRACTOR SHALL VERIFY NECESSARY STRIPPING DEPTHS AND LOCATIONS WITH THE SOIL ENGINEER, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND COORDINATE THIS WITH THE SOIL ENGINEER.
- 3.) THE CONTRACTOR IS ADVISED TO MAKE HIS OWN TAKEOFF OF EARTHWORK QUANTITIES AND DETERMINE HIS OWN QUANTITIES FOR BIDDING. THE CONTRACTOR IS ADVISED TO DIG TEST HOLES OR USE WHATEVER METHOD HE DEEMS NECESSARY TO DETERMINE EARTHWORK QUANTITIES. EARTHWORK QUANTITIES MAY VARY DEPENDING ON SUCH VARIABLES AS COMPACTION, SHRINKAGE, CONTRACTOR'S METHOD OF OPERATION, STRIPPING DEPTHS, AND ACCURACY OF THE EARTHWORK TAKEOFF. WITH THE SIGNING OF THE CONTRACT FOR THE CONSTRUCTION OF THESE IMPROVEMENTS, THE CONTRACTOR AGREES THAT HIS COST FOR CONSTRUCTING THE GRADING IMPROVEMENTS, AND DISPOSAL OF THE EXCESS MATERIAL IF NECESSARY, IS SATISFACTORY AND THERE WILL BE NO ADDITIONAL CHARGE FOR THIS ITEM.
- 4.) THERE SHOULD BE NO EXCAVATING OR FILLING WITHIN 2 FEET OF THE PROPERTY LINE AS PER CHAPTER J. OF THE IBC.
- 5.) THIS PROJECT WILL NOT INCREASE OR CONCENTRATE STORMWATER RUNOFF ONTO ADJACENT PARCELS AS PER CCC 40. CROSS LOT DRAINAGE WILL NOT BE ALLOWED.
- 6.) IMPORTED SOIL PLACED DURING EARLY GRADING SHALL ALLOW FOR ACHIEVABLE COMPACTION REQUIREMENTS FOR FINAL CONSTRUCTION INCLUDING 95% COMPACTION UNDER ROADWAY AND 90% COMPACTION IN LOT AREAS.
- 7.) GRADE FINISHED LOTS WITH POSITIVE GRADIENT TO THE STREET OR AS SHOWN ON INDIVIDUAL LOT GRADING DETAILS.
- 8.) SEE ADDITIONAL NOTES ON EROSION CONTROL DETAIL SHEET.
- 9.) TEMPORARY SEDIMENT/INFILTRATION BASIN SHALL BE INSTALLED AS NEEDED TO ENSURE NO DIRTY RUNOFF LEAVES THE SITES CONSTRUCTION LIMITS.

EXISTING CONDITIONS DISCLAIMER:

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM A VARIETY OF SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARENTEE THE ACCURACY OF THIS INFORMATION.

RECOMMENDED CONSTRUCTION SEQUENCE FOR EROSION CONTROL:

- 1.) PRE-CONSTRUCTION MEETING.
- 2.) FLAG OR FENCE CLEARING LIMITS.
- 3.) POST NOTICE OF CONSTRUCTION ACTIVITY PHONE NUMBER OF EROSION SEDIMENT CONTROL SUPERVISOR.
- 4.) INSTALL CATCH BASIN PROTECTION IF REQUIRED.
- 5.) GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- 6.) INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- 7.) CONSTRUCT SEDIMENT PONDS AND TRAPS.
- 8.) GRADE AND STABILIZE CONSTRUCTION ROADS.
- 9.) CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- 10.) MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF LONGVIEW STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- 11.) RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF LONGVIEW EROSION AND SEDIMENT CONTROL STANDARDS.
- 12.) COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
- 13.) STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
- 14.) SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- 15.) UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.

EROSION CONTROL NOTES:

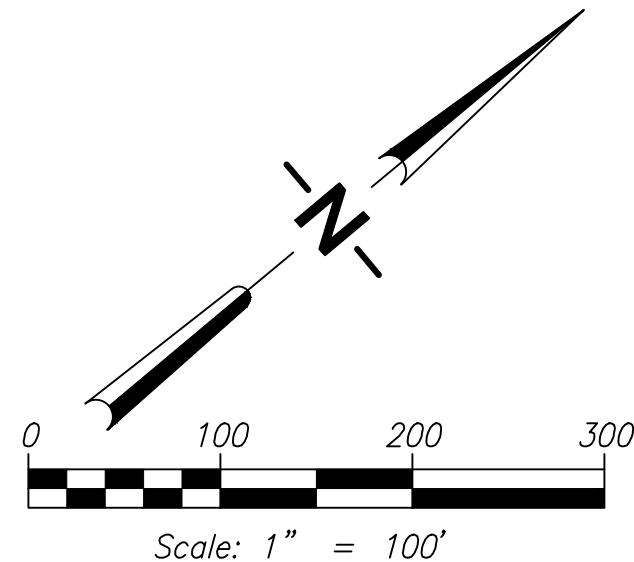
- 1.) EROSION CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AND SEDIMENT.
- 2.) EROSION CONTROL MEASURES SHOWN ARE FOR DRY WEATHER CONSTRUCTION. ADJUSTMENTS WILL BE REQUIRED IF WET WEATHER CONSTRUCTION IS UNDERTAKEN.
- 3.) SGA HAS INITIATED THE NPDES PERMITTING PROCESS. THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPLETING THE PROCESS, AND OBTAINING AND MAINTAINING THE FINAL NPDES PERMIT.
- 4.) THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BE ONSITE AT ALL TIMES DURING CONSTRUCTION. SGA HAS PREPARED THE SWPPP.

WET WEATHER CONDITIONS & STEEP TERRAIN:

SIGNIFICANT VARIATION AND DEGREE OF EROSION CONTROL EFFORT WILL BE DICTATED BY WEATHER CONDITIONS. THE DEVELOPER AND CONTRACTOR SHOULD BE PREPARED TO PROVIDED EXTRA EROSION CONTROL PROVISIONS AND EFFORT DURING WINTER AND WET WEATHER CONDITIONS BEYOND THAT NORMALLY REQUIRED DURING SUMMER AND DRY WEATHER CONDITIONS. FINE GRAINED AND UNCONSOLIDATED SOILS ON SLOPING SITES MAY BECOME UNSTABLE WHEN SUBJECT TO EXCESSIVE MOISTURE.

DUE TO THE STEEP TERRAIN, ADDITIONAL EROSION CONTROL MEASURES MAY ALSO BE NEEDED. MEASURES WHICH COULD BE USED INCLUDE, BUT ARE NOT LIMITED TO, MULTIPLE SILT FENCE ROWS, SEDIMENT BARRIERS, FIBER ROLLS, OR CUT-OFF DITCHING TO DIVERT POTENTIAL STORM FLOW. LARGE BARREN SLOPES SHALL NOT BE EXPOSED FOR LONG PERIODS OF TIME AND SHOULD BE PROTECTED WITH AN APPROVED EROSION CONTROL BMP.

CLEARING AND GRADING PRACTICES SHOULD BE COMPLETED IN SEVERAL PHASES TO AVOID LARGE AREAS OF UNPROTECTED EXPOSED SOIL. EROSION CONTROL SHALL BE IMPLEMENTED ON EACH PHASE BEFORE CONTINUING GRADING.



LEGEND

- | | |
|-----------------------------|---|
| FILL AREA | TEMPORARY SEDIMENTATION PER EC-060 |
| CUT AREA | TEMPORARY SILT FENCE PER EC-040 |
| FLOW ARROW | FG 100 FINISHED GRADE MAJOR CONTOURS |
| INLET PROTECTION PER EC-095 | FG 99 FINISHED GRADE MINOR CONTOURS |
| | -100- EXISTING MAJOR CONTOURS |
| | -100- EXISTING MINOR CONTOURS |
| | GRAVEL CONSTRUCTION ENTRANCE (PER EC-010) |

SGA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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



PRELIMINARY GRADING PLAN

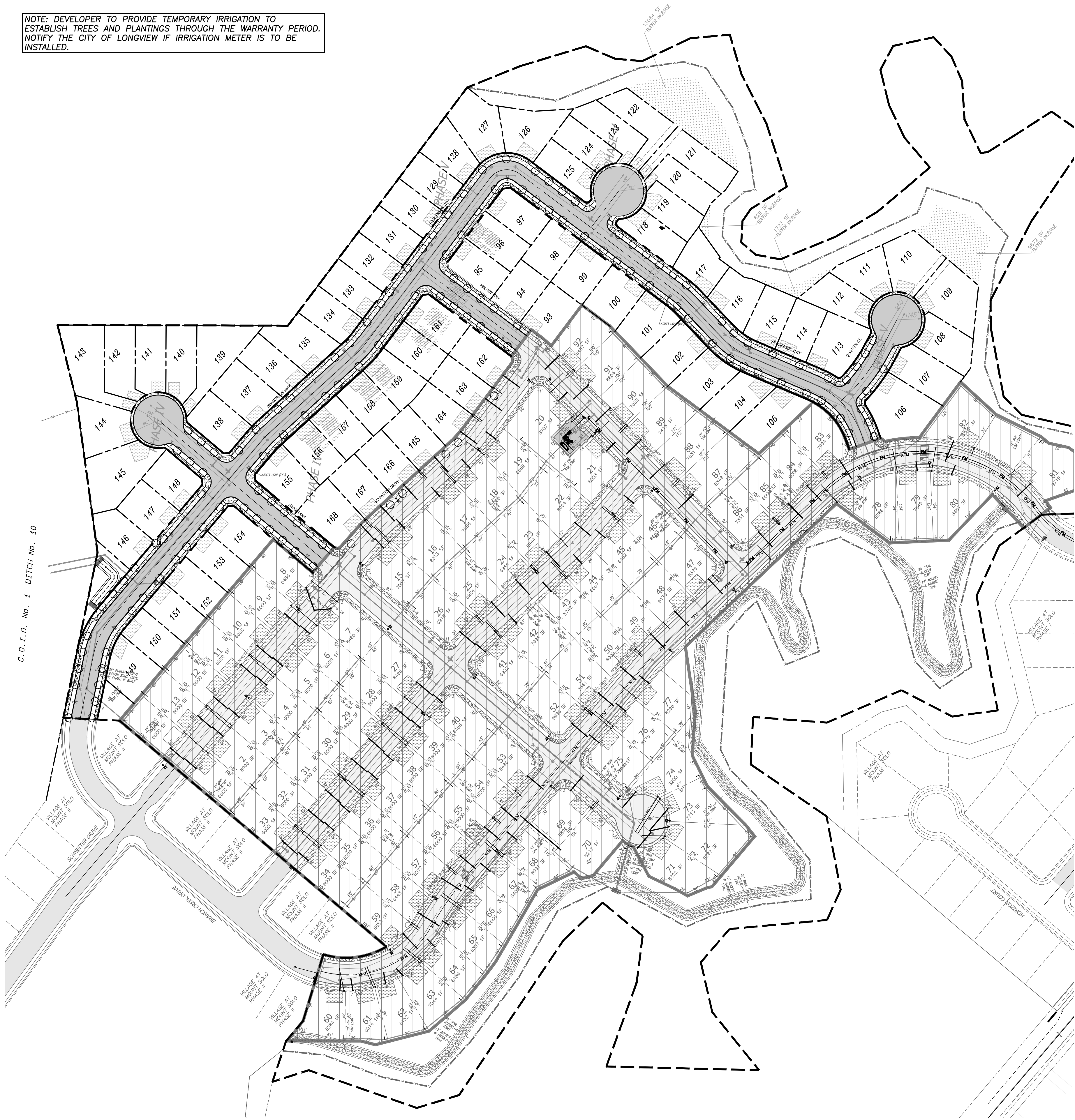
**MT. SOLO ESTATES
PHASES IV-V**

WASHINGTON

CITY OF LONGVIEW

PRELIMINARY	
REVISIONS	
DESIGNED BY:	SAT
DRAWN BY:	SAT,SEM
CHECKED BY:	JTM
SCALE:	1" = 100'
JOB NUMBER	SHEET
0802	PRE3.0

NOTE: DEVELOPER TO PROVIDE TEMPORARY IRRIGATION TO ESTABLISH TREES AND PLANTINGS THROUGH THE WARRANTY PERIOD. NOTIFY THE CITY OF LONGVIEW IF IRRIGATION METER IS TO BE INSTALLED.



- 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.

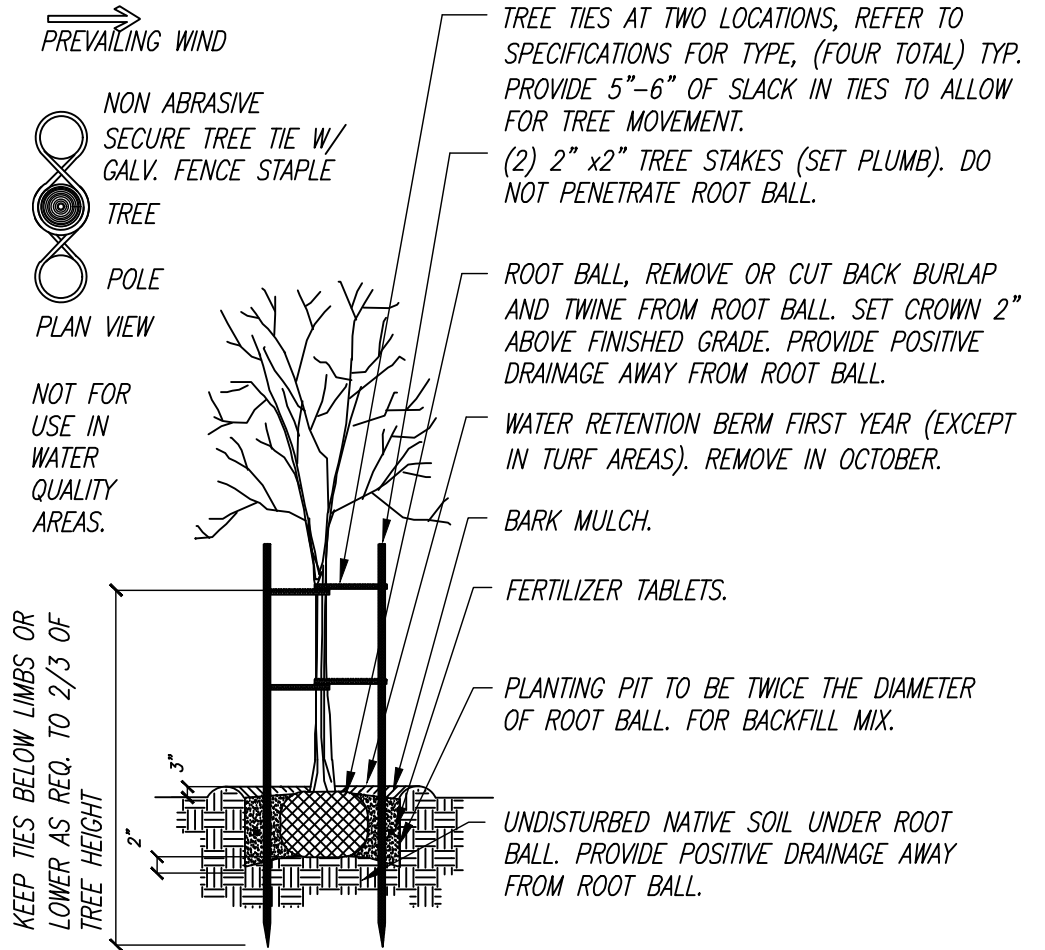
- TIMING AND PROCEDURE FOR CONSTRUCTION OF SIDEWALKS SHALL BE AS FOLLOWS:
- (i) ALL INTERSECTION CURB RAMPS SHALL BE CONSTRUCTED WITH ROADWAY INFRASTRUCTURE REQUIRED FOR THE SUBDIVISION;
 - (ii) SIDEWALKS SHALL BE CONSTRUCTED WITH ROADWAY INFRASTRUCTURE REQUIRED FOR THE SUBDIVISION ON ALL OPEN SPACE 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.

LANDSCAPE NOTES
LANDSCAPING SHALL BE WATERED WITH AN IRRIGATION SYSTEM CAPABLE OF SUSTAINING THE PLANTINGS IN A HEALTHY CONDITION YEAR AROUND.
TREES AND OTHER PLANTINGS SHALL BE PRUNED, WATERED, FERTILIZED AND MAINTAINED IN A HEALTHY CONDITION.

APPROXIMATE LOCATIONS FOR TREES ARE SHOWN ON THE PLAN. EXACT LOCATIONS TO BE DETERMINED BY DEVELOPER OR BUILDER AFTER CONSTRUCTION OF DRIVEWAYS, SIDEWALKS AND BUILDINGS.

PLANTING LEGEND – PHASE IV & V

	SIZE	SPACING	QUANTITY
	ACER GLABRUM 'ROCKY MTL. GLOW' or approved equal.	2" CAL. 30' O.C.	133 (PHASE IV & V)



B&B Deciduous Tree Planting Details
NO SCALE

CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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

STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT

SCOTT A. TAYLOR
LICENSE NO. 1247
EXPIRES ON

PRELIMINARY LANDSCAPE PLAN

**MT. SOLO ESTATES
PHASES IV-V**

WASHINGTON
CITY OF LONGVIEW

PRELIMINARY

REVISIONS

DESIGNED BY:	SAT
DRAWN BY:	SAT, SEM
CHECKED BY:	JTM
SCALE:	1" = 100'

JOB NUMBER	SHEET
0802	PRE4.0



PRELIMINARY STREET & STORM

*MT. SOLO ESTATES
PHASES IV-V*

CITY OF LONGVIEW

WASHINGTON

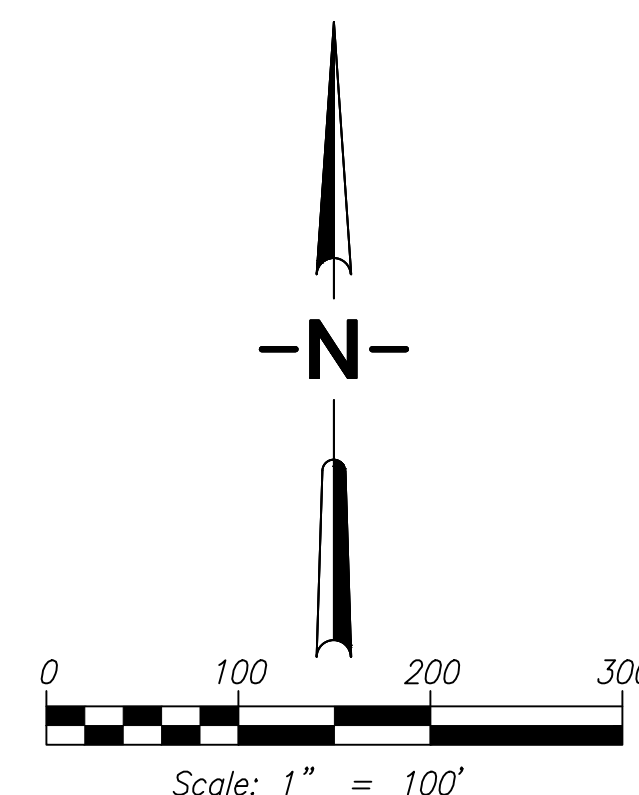
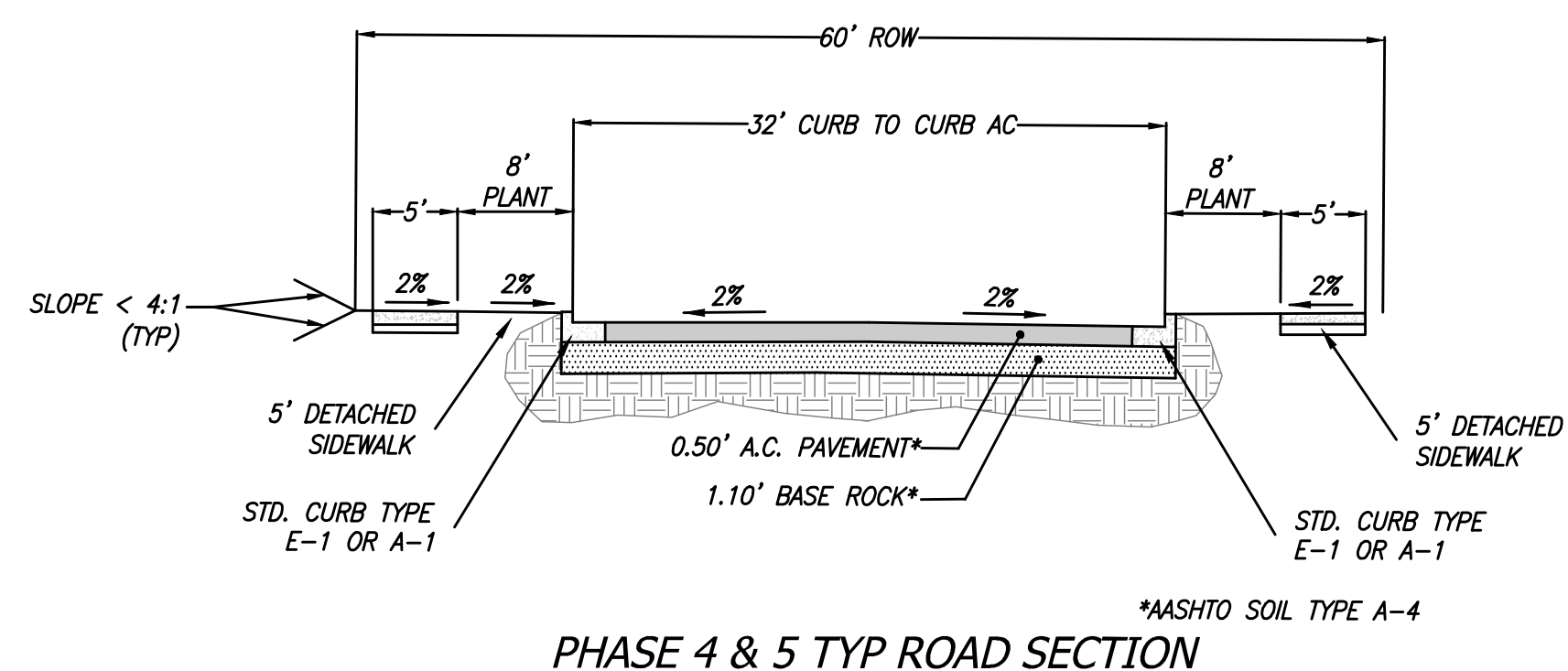
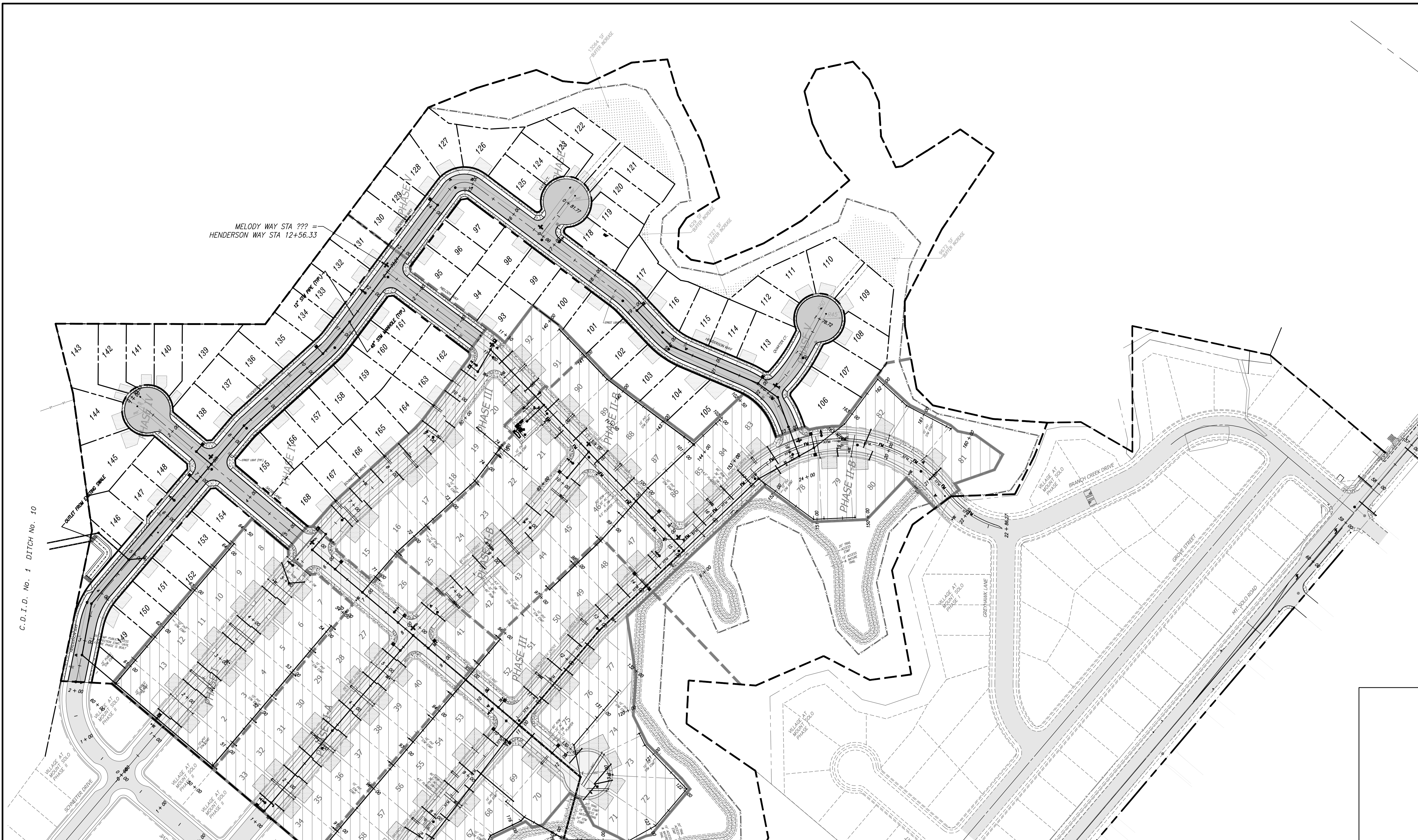
PRELIMINARY

REVISIONS

DESIGNED BY: SAT
DRAWN BY: SAT, SEM
CHECKED BY: JTM
SCALE: 1" = 100'

JOB NUMBER
0802

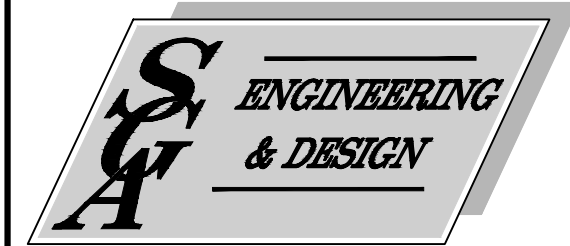
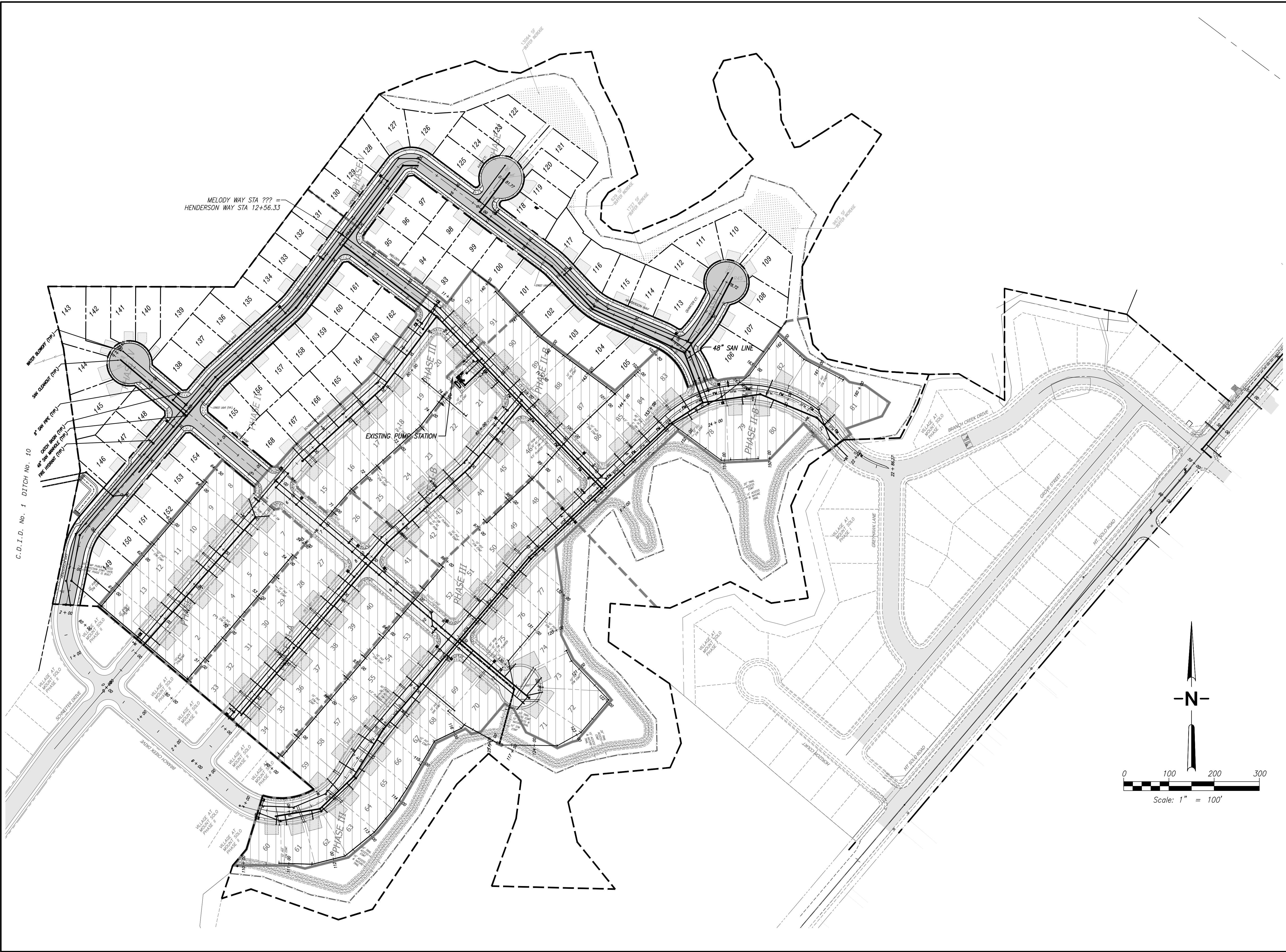
SHEET
PRE5.0



LEGEND

	FILL AREA		TEMPORARY SEDIMENTATION PER EC-060
	CUT AREA		TEMPORARY SILT FENCE PER EC-040
	FLOW ARROW	 FG 100	FINISHED GRADE MAJOR CONTOURS
	INLET PROTECTION PER EC-095	 FG 99	FINISHED GRADE MINOR CONTOURS
		 100	EXISTING MAJOR CONTOURS
		 100	EXISTING MINOR CONTOURS
			GRAVEL CONSTRUCTION ENTRANCE (PER EC-010)

© SCA ENGINEERING PLLC - DATE PLOTTED: Jun. 14, 2021 - 10:47 AM SCA DRAWING FILE: W:\DWG\0802 MT SOLO PUD\DRAWINGS\PRELIMINARY SHEET SET (PH N-V)\CG.O UTILITIES.DWG



CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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



PRELIMINARY UTILITY PLAN

MT. SOLO ESTATES PHASES IV-V

WASHINGTON

CITY OF LONGVIEW

PRELIMINARY

REVISIONS

DESIGNED BY: SAT
DRAWN BY: SAT, SEM
CHECKED BY: JTM
SCALE: 1" = 100'

JOB NUMBER
0802

SHEET
PRE6.0



July 20, 2021

To: Washington State E.C.Y., Environmental Review Section
Jeff Barsness, Development Services Engineer, WSDOT
Logan Cullum, Development Services Engineer, WSDOT
Department of Natural Resources SEPA Center
Department of Archaeology & Historic Preservation
Department of Fish and Wildlife SEPA Desk
Cowlitz Indian Tribe, Cultural Resources
Cowlitz Indian Tribe, Natural Resources Department
Elizabeth Sanchey Yakama Nation Environmental Management Program
Mike Moss, Director, Cowlitz County Public Works
Cowlitz County Department of Building & Planning
Dr. Dan Zorn, Superintendent, Longview School District
Amy Blain, Consolidated Diking Improvement District No. 1
William Fashing, Executive Director, Cowlitz Wahkiakum Council of Governments
Lower Columbia Fish Recovery Board
Cowlitz County PUD – Right of Way
Clint Matthews, Cascade Natural Gas
Dave LaFave Fire Chief Cowlitz 2 Fire & Rescue
Emily Wilcox, Cowlitz County Assessor
CenturyLink
Ryan Hennessey, Comcast
Jon Dunaway, Longview Fire Marshal
John Reeves, Captain, Longview Police Department
Jennifer Wills, Longview Parks & Recreation Director
Willapa Hills Audubon Society, Permit Reviews
The Daily News

From: Ken Hash, Interim Director of Community Development/Public Works Director

Subject: SEPA Environmental Checklist Review - Application #E 2021-7

Project: Joe Melo with Solo, LLC on behalf of Hinton Development Corp. has submitted a SEPA checklist to subdivide 20.36 acres for Mt Solo Place subdivision (phases IV & V) into 76 single family residential lots with associated roads and urban infrastructure in the R-1 zoning. The property is located in the vicinity of the 1900 and 2000 blocks of Schneider Drive, Longview, WA.

The applicant has submitted an Environmental Checklist for review under WAC 197-11, the SEPA Rules.

The site is zoned ***R-1 Residential District***. The Comprehensive Plan classification is ***Low Density Residential***. Adjacent uses include: Heron Pointe manufactured home park, single family neighborhoods in existing Village at Mt Solo phases 1-2, Consolidated Diking Improvement District #1 ditches and sloughs.

The SEPA Responsible Official has determined that this proposal will not likely have an adverse impact on the environment and has issued a DNS on this application. Please review the attached SEPA documents and provide your written comments to me no later than **6:00 p.m. August 4, 2021**.

If you have any questions or need additional information, please contact Adam Trimble, Interim Planning Manager at (360) 442-5092 or me at (360) 442-5202.

Thank you.

Attachments: Preliminary Subdivision application and associated reports:

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

Cc: Applicant: Solo, LLC
File



**DETERMINATION OF NON-SIGNIFICANCE
SEPA RULES - WAC 197-11-970**

Description of Proposal: **E 2021-7– subdivide a portion of 49.69 acres (phases IV & V) into 76 single family residential lots with associated roads and urban infrastructure in the R-1 zoning. The property is zoned R-1 Residential District.**

Proponents: Joe Melo SGA Engineering & Design
 Solo, LLC 2005 Broadway
 14010-A NE 3rd Court Suite 106 Vancouver, WA 98663
 Vancouver, WA 98685 360-993-0911
 Phone: 360-546-1220

Location of Proposal, Including Street Address, if any: The site is located at (Parcel Number(s): 107470100 & 107200100). The property is located within the NW 1/4 of Section 23, T8N, R3W and SW ¼ of Section 14, T8N, R3W, respectively, in Cowlitz County.

Lead Agency: City of Longview, Washington

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). After review of the SEPA checklist and accompanying subdivision preliminary plat materials, the City of Longview has determined this two-phase project will not have a significant impact on the environment and is issuing a Determination of Non-Significance (DNS). Staff notes that this SEPA decision does not constitute site plan approval for the proposal. The subdivision requires preliminary and final plat approval through separate land-use processes and consultation with outside agencies where additional mitigation and conditions can be applied.



The comment period for this DNS ends at 6:00 on August 4, 2021.

Responsible Official: Ken Hash

Position/Title: Interim Director/Public Works Director

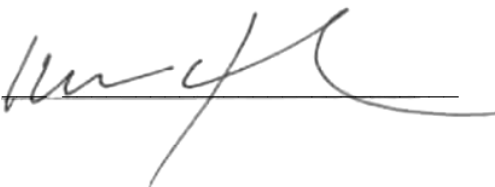
Department: Community Development

Address: PO Box 128, Longview, WA 98632

Contact Person: Adam Trimble, Interim Planning Manager

Phone: (360) 442-5092

Date: July 20, 2021

Signature: 

City of Longview
Community Development

SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background [help]

1. Name of proposed project, if applicable: [help] **Mt. Solo Estates Phases IV & V**
2. Name of applicant: [help] **Solo, LLC**
3. Address and phone number of applicant and contact person: [help]
Joe Melo, 14010-A NE 3rd Court Suite 106 Vancouver, WA 98685 360-546-1220

4. Date checklist prepared: [help] **June 11, 2021**

5. Agency requesting checklist: [help] **City of Longview**

6. Proposed timing or schedule (including phasing, if applicable): [help]
The subdivision will begin construction Fall of 2021 and continue through 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help] **No**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]

The project will be designed and developed in accordance with state and local requirements for stormwater management, erosion control and any other environmental standards.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]
No

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

**City of Longview planning, engineering construction approvals and permits.
NPDES Permit will be required by the Department of Ecology.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

The Mt Solo Estates Subdivision proposed to subdivide a portion of 49.69 acres (Phases IV & V) into 76 single family residential lots with associated roads and urban infrastructure in the R-1 zoning.

The plat shows 20.36 acres included in phases 4-5. AT

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The site is located at Branch Creek Drive and Schneiter Drive in Longview, WA. The parcels are portion of Sections 14 & 23 of Township 8 North, Range 3 West of the Willamette Meridian.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Halocene-aged, sand, silt, clay and gravel alluvium.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None known

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Grading will occur onsite for infrastructure development and home construction. It is estimated that there will be up to 100,000 cubic yards of cut and fill.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) **Yes, soil could erode due to exposure to rain during construction.**

About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approximately 50%

g. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Silt fence, inlet protection, mulching and seeding.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Construction equipment will emit exhaust. Air may get dusty during construction.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) **No**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
None

3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Yes, there are a number of sloughs which surround the site. These sloughs drain through the drainage district dikes and eventually outlet to the Columbia River. No work is proposed in these sloughs or other water bodies.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#) **Yes, work will occur within 200 feet of these sloughs but no work will occur within the ordinary high water mark of the sloughs.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#) **None**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#) **No**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#) **No**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#) **No**

- b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities

withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Groundwater will not be withdrawn. Stormwater will be treated using bioswales and/or other approved BMP's. Quantity varies depending on rainfall. Treated stormwater will be released to the adjacent sloughs. No stormwater will be discharged into the ground or infiltrated.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Stormwater will be treated using bioswales and/or other approved BMP's. Quantity varies depending on rainfall. Treated stormwater will be released to the adjacent sloughs. No stormwater will be discharged into the ground or infiltrated.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
This is not anticipated.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The stormwater systems will be designed to collect, convey, treat and release stormwater runoff from the developed site.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☒ pasture

☒ crop or grain

☐ Orchards, vineyards or other permanent crops.

☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☒ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Grass, trees and shrubs will be stripped for roadway and home construction.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Private residential landscaping will be added. Trees may be retained in open space or park tracts where possible. Native and drought tolerant plants are proposed in the subdivisions landscape buffers and parks where possible.

e. List all noxious weeds and invasive species known to be on or near the site.

None known

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: **hawk, heron, eagle, songbirds**, other:

mammals: deer, bear, elk, beaver, other: **none known but likely deer or beaver frequent the sloughs and site.**

fish: bass, salmon, trout, herring, shellfish, other **not known**

b. List any threatened and endangered species known to be on or near the site.

[\[help\]](#) **None**

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The site is located within what is commonly referred to as the Pacific Flyway. The flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Landscape plantings, rain garden plantings and opens space tracts will provide food and cover for small mammals, birds, insects, animals and soil organisms.

e. List any invasive animal species known to be on or near the site.

None known

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electricity or natural gas will be used to heat the homes and electricity for lighting.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#) **No**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Comply with state building and energy codes. Incorporate sustainable building design features like passive solar heating through the use of certain building materials and strategic placement of windows and openings. Utilize efficient building designs to maximize building materials and minimize waste.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#) **No**

- 1) Describe any known or possible contamination at the site from present or past uses.

None known

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None known**

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **None known**

- 4) Describe special emergency services that might be required. **Fire, Police and Ambulance**

- 5) Proposed measures to reduce or control environmental health hazards, if any: **Public sewer and water will serve the subdivision.**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#) **Existing roads that surround the property may cause minimal noise.**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

7am – 7pm construction noise

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#) **None**

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site is currently vacant fields. The proposal will not affect current land use or adjacent land use.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

The site has been hayed for the last few years. No other working farmlands have been used on this site.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site. [\[help\]](#)

None

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

R-1

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Low Density Residential

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes, there are wetlands and sloughs on-site. A critical areas report has been prepared and submitted with the subdivision application.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

76 lots @ 2.25 people per home = 171

j. Approximately how many people would the completed project displace? [\[help\]](#)

0

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

New residences are being provided.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

New residences are being provided.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

76 lots, middle income.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

New residence are being provided.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

35' tall.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

N/A

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None, any residential lights will be shielded from off-site glare.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Residential lights will be shielded from off-site glare.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

A public park is located just west of the site in phase II of Mt. Solo. Trails are being developed with phases 2 and 3 of this project along the slough and will be accessible to the public.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Open space tracts have been provided with this development.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

No.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

No.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

None required.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None required.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The site is served by the existing Branch Creek Drive and the roadways constructed with phases 1-3.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

No

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The project will have 76 lots with a minimum of 152 driveway spaces and 152 garage spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

The project will require new roads and improvements to existing roads. All improvements will be public and meet the city standards.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Approx. 724 Average Daily Trips would be generated.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any: [help]

None Mitigation required for phases 1-3 of this development included a right turn deceleration taper on SR 432 and speed bumps on unimpeded streets. AT

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

Yes, All public services will be needed for the future residence. Fire, Police, Trash, Recycling, Schools and public transportation systems.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

Payment of impact fees to schools, parks and transportation will help to fund public services along with property taxes.

16. Utilities

a. Circle utilities currently available at the site: [help]

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

The city of Longview will provide sewer and water service. Public power, natural gas, public trash and recycling along with telephone will be provided to the project. All utilities exist adjacent to the site and will be extended through the site to serve the new residence in each phase.

C. Signature [HELP]

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

Signature: _____

Name of signee _____

SCOTT TAYLOR

Position and Agency/Organization _____

PLANNER

Date Submitted: _____

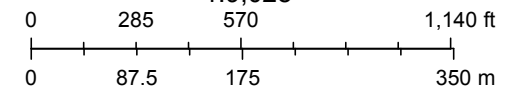
6-10-2021

Mt Solo Place phases 4-5 aerial photo



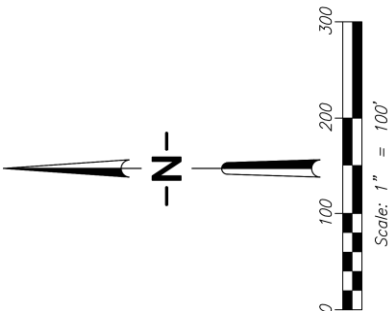
7/20/2021, 11:26:07 PM

1:9,028



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, City of

Disclaimer: The City of Longview does not guarantee the accuracy, timeliness, adequacy, completeness or usefulness of any information. The City of Longview provides this information on an "as-is" basis without warranty of any kind.



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

CONTACT PERSON:
SCA ENGINEERING, PLLC
ATTN: SCOTT TAYLOR
2005 BROADWAY STREET
VANCOUVER, WA 98663
PH: 360.993.0911
FX: 360.993.0912
E-MAIL: STAYLOR@SCAENGINEERING.COM

ENVIRONMENTAL CONDITIONS

THE SITE CONTAINS SLOUGHS AND FARM DITCHES. THE SITE IS LOCATED IN THE COLUMBIA RIVER WATERSHED.

PROPOSED SITE INFORMATION

MINIMUM LOT AREA	6,000 SF ALLOWED 6,000 SF LOT SIZE PROPOSED
MINIMUM LOT WIDTH	50' MIN. ALLOWED, 50' MIN. PROPOSED

[illegible]

PROPOSED SITE AREA SUMMARY	ACRES	S.F.
GROSS SITE AREA	20.35	88692
AVERAGE LOT AREA	0.16	6824
PUBLIC RIGHT-OF-WAY DEDICATED	4.22	183817

JOB NUMBER	SHEET
0802	PRE2.0

*MT. SOTO ESTATES
PHASES IV-V*

A circular professional engineer seal for Jason M. Johnson, State of Washington, License No. 69087. The seal features a central emblem of a person working at a desk. Overlaid diagonally across the seal is a rectangular stamp that reads "PROFESSIONAL ENGINEER" vertically and "JASON M. JOHNSON" horizontally.

[illegible]

DESIGNED BY: SAT
DRAWN BY: SAT, SEM
CHECKED BY: JTM
SCALE: 1" = 100'

Mt. Solo Estates SEPA Attachments

Available at this link:

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

- Critical Areas Report and updated report for phases 4-5
- Geotechnical Report
- Preliminary Stormwater Report
- Preliminary Subdivision Plat (included above)
- Subdivision application narrative
- Traffic Study
- Traffic Study Addendum

Adam Trimble

From: Cullums, Logan <CullumL@wsdot.wa.gov>
Sent: Wednesday, August 04, 2021 4:49 PM
To: Adam Trimble
Cc: Lebowsky, Laurie
Subject: RE: [EXTERNAL] RE: Mt Solo Estates Phases IV-V

The only SEPA comments from WSDOT relate to the construction of the proposed mitigation measures on SR 432:

- Proposed changes to state facilities must be designed to [current WSDOT standards and specifications](#).
- Plans must be reviewed by WSDOT prior to beginning work. A reimbursable agreement between the developer and WSDOT must be set up before WSDOT Engineering Services can begin review. Please contact Caroline Bricheux at BricheC@wsdot.wa.gov for more information.
- Engineering calculations, plans and reports submitted for review must bear the seal and original signature of a professional engineer licensed in the State of Washington.
- Copies of all environmental documentation required of this project by any local, State, or Federal jurisdiction shall be provided to WSDOT. Failure to provide this documentation may result in a substantial delay in review.
- Construction must be performed in accordance with the current [WSDOT Standard Specifications for Road, Bridge, and Municipal Construction](#).
- Construction inspection will be performed by WSDOT at the developer's expense.

Please consider this email to be WSDOT's SEPA comment letter for Mt Solo Estates Phases IV-V. I am happy to discuss these comments with the applicant if needed.

Thank you,

Logan Cullums, AICP
Land Use Planner
WSDOT Southwest Region
CullumL@wsdot.wa.gov
Cell: (360) 949-6871

From: Adam Trimble <adam.trimble@ci.longview.wa.us>
Sent: Wednesday, August 4, 2021 4:25 PM
To: Cullums, Logan <CullumL@wsdot.wa.gov>
Subject: RE: [EXTERNAL] RE: Mt Solo Estates Phases IV-V

Yes, today at 6 pm. Attached is the MDNS notice issued for the first 3 phases of this project. It appears to have required the traffic mitigation identified in the traffic report so the City issued a DNS on these phases 4-5.

Adam Trimble
Interim Planning Manager
360-442-5092

From: Cullums, Logan <CullumL@wsdot.wa.gov>
Sent: Wednesday, August 04, 2021 2:50 PM
To: Adam Trimble <adam.trimble@ci.longview.wa.us>
Subject: RE: [EXTERNAL] RE: Mt Solo Estates Phases IV-V

Thanks so much, Adam! SEPA comments close today at 6 PM, correct?



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

August 4, 2021

Adam Trimble, Planner
City of Longview
Community Development Department
PO Box 128
Longview, WA 98632

Dear Adam Trimble:

Thank you for the opportunity to comment on the determination of nonsignificance for the Mt. Solo Estates Phases IV & V Project (E 2021-7) as proposed by Joe Melo and SGA Engineering & Design. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SHORELANDS & ENVIRONMENTAL ASSISTANCE:
Miranda Adams, Wetlands/Shorelands Specialist
(360) 690-7164 | miranda.adams@ecy.wa.gov

A review of the project materials, including the 2018 critical areas report, recent memo from ELS, historical and new test pit data, etc., as well as aerial imagery over time, has Ecology concerned that the property was actually encumbered by critical areas (wetlands), but were filled prior to the delineation being performed and prior to submitting applications for permits to regulatory agencies for Phases 1 through 3 of the project. While the critical areas report by ELS indicates that hydrology was not met when the site was delineated in October of 2017, aerial imagery indicates that the entire site may have been filled and graded sometime between 2014 and 2017. As such, Ecology requests that a forensic delineation of the property be done to investigate the matter further. A soil pit of no less than three feet in depth should be dug and a full soil profile should be included. Further, if hydric soils indicators were observed and hydrophytic vegetation was present (as indicated by the critical areas report), but primary indicators of hydrology were not met, further investigation should have been pursued. From our review of the information provided, Ecology believes that at least two secondary indicators (such as geomorphic position and FAC-neutral test) would have been met. For these reasons, Ecology believes more information is needed to determine presence/absence of wetlands on the site before permitting should move forward with Phases 4 and 5 of the project.

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Greg Benge (360) 690-4787**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated

construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: [http://www.ecy.wa.gov/programs/wq/stormwater/construction/- Application](http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(GMP:202103938)

cc: Miranda Adams, SEA
Derek Rockett, SWM
Greg Bengé, WQ

August 2, 2021

Attn: Adam Trimble
Community Development
PO Box 128
Longview WA 98632

RE: Mt. Solo Estates Phases IV and V; E 2021-7; SEPA 202103938

Mr. Trimble:

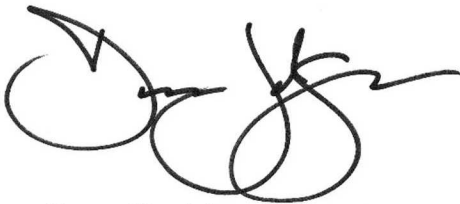
The Southwest Clean Air Agency (SWCAA) has learned that your agency has issued/will issue a SEPA Determination for the above project. Please be advised that SWCAA administers/enforces a number of regulations that may apply to the proposed project. The applicability of these regulations depends on the exact nature of the project in question. The following section provides a brief summary of the requirements for the general types of activity that may be affected by this project.

Construction Dust [SWCAA 400 - General Regulations for Air Pollution Sources]:

- Construction and earthmoving activities have the potential to generate excessive dust emissions if reasonable control measures are not implemented. SWCAA Regulation 400-040(2) requires that “no person shall cause or permit the emission of particulate matter from any stationary source to be deposited beyond the property under direct control of the owner or operator of the stationary source in sufficient quantity to interfere unreasonably with the use and enjoyment of the property upon which the material is deposited”. Furthermore, SWCAA Regulation 400-040(8)(a) requires that “the owner or operator of any source of fugitive dust shall take reasonable precautions to prevent fugitive dust from becoming airborne and shall maintain and operate the source to minimize emissions”.
- Common control measures to mitigate the emission of dust from construction and earthmoving activities include: application of water before and during earthmoving operations, application of water to disturbed surface areas (including access roads and staging areas) after earthmoving operations, application of chemical dust control products and/or surfactants, limiting access to open/disturbed areas, reducing equipment/vehicle speeds, establishing vegetative cover on inactive areas and ceasing operations altogether during high wind events.
- Violations of SWCAA Regulation 400-040 may result in civil penalties being assessed against the project operator and/or property owner.

The proponent of this project may contact SWCAA at 360-574-3058 for more information regarding the agency’s requirements. Notification forms, permit applications, air quality regulations and other information are available on the internet at <http://www.swcleanair.gov>.

Sincerely,



Duane Van Johnson
Air Quality Specialist II

Adam Trimble

From: Larry Wood <larrywood77@gmail.com>
Sent: Tuesday, August 03, 2021 10:55 AM
To: Adam Trimble
Subject: PC 2021-6 Hinton development comments

Mr. Trimble,

I have adjacent property to the continuing Hinton Development and I want to speak in favor of the city supporting their property development. This is a project that began nearly 20 years ago and I'm hoping they can complete it now. Longview could easily absorb a thousand new homes and another thousand rentals before we hit an ideal market equilibrium. We need to support this project.

I realize these homes are for sale, but if you looked on the websites of the two largest property managers, Catlin Properties & Sharp Properties you would see they are only advertising a total of 10 rental properties between them and their combined portfolios are over 2,300 homes. That means we have an effective vacancy rate of just .45%.

We are in a housing emergency and we need to roll back any obstacles and support new developments.

Sincerely,

Larry Wood

Adam Trimble

From: Peggy Johnson <peggnbabe@icloud.com>
Sent: Tuesday, July 27, 2021 2:22 PM
To: Adam Trimble
Subject: Notice Of Public Hearing by Longview Planning Commission

Dear Mr. Trimble:

Received the above Notice on 7/26/2021 and much to my and some of my neighbors (living in Heron) chagrin, we have been aware of the above named project for well over six months. Isn't it a little late to be statin, "the proposed subdivision, if approved, will be able to start design work and then construction." Obviously the project HAS been approved as we have been hearing banging, clanging and loud noises by large construction machinery for many months now as they have been tearing up the fields behind us in preparation of building 152 single family building lots!!

Those fields have been home to a multitude of birds, small animals and waterfowl. Besides spoiling the land, did anyone consider the traffic nightmare this many, or even half this many homes will incur? I don't see that addressed in the Planning Commission's plans.

I feel your upcoming meeting on August 4th is a moot point. I consider this meeting should be null and voiding.

Sincerely,
Peg C Johnson
Resident b Heron Pointe

Sent from my iPhone

Adam Trimble

From: victoria block <soaringblocks@yahoo.com>
Sent: Thursday, July 29, 2021 5:21 PM
To: Adam Trimble
Subject: Proposed Subdivision by Heron Pointe

Hi Adam!

First, I want to thank you for doing the job you do! *Thank you!*

Then I want to know if you were responsible for having the developer keep that big patch of bushes/trees that the big birds perch in, from being built on? I had written to you a long while ago when I found out about the subdivision going in. And it seems like so far they have left it alone, which makes me really happy! If that was you, *Thank you!*

And last, we're wondering if the subdivision is going to come right up to the fence that goes around Heron Pointe. It's hard to tell from the printout you mailed. We can't tell which way it's facing. They sure are going quickly, framing, roofing, siding, painting those houses. A lot of people are going to be happy to have a nice new place to move in to. And I'm happy for them. It's such a nice area.

The developer sure had to bring in a lot of fill to fill up the ditches. Wow! It looks like they took down a big hill somewhere else and transported all the dirt to here. (I can see it out our back window!) I've enjoyed watching the big machinery they're using to make the roads. And I've thought about how, maybe some of the drivers, when they were little, used to imagine driving big equipment. And now they get to live out their dream. It really does look pretty cool!

I hope your work brings you enjoyment. And I pray that God blesses you and keeps you safe and healthy.

Love

Victoria Block
80 Blue Heron Drive
Longview

Adam Trimble

From: Fornes, George L (DFW) <George.Fornes@dfw.wa.gov>
Sent: Friday, July 23, 2021 9:58 AM
To: Adam Trimble
Subject: City of Longview DNS notice: Mt Solo Place phases 4-5 preliminary subdivision for 76 lots

Mr. Trimble,

Thank you for providing the Washington Dept of Fish & Wildlife (WDFW) notice of this proposed subdivision (SEPA checklist E 2021-7).

Both the Critical Areas Report and the Preliminary Plat show a nature trail to be constructed in the southeast portion of the site, on the west side of a fishbearing water. However these two documents show the trail in different configurations. The Critical Areas Report shows it on the western edge of the remaining riparian zone:



Whereas the Preliminary Plat shows it intruding into an “Existing Mitigation Area” within the interior riparian zone:



WDFW prefers the layout shown in the Critical Areas Report, which would result in far less impact to the riparian zone. The Preliminary Plat should be edited to show this configuration.

The Preliminary Plat also shows apparent road improvements, and presumably improvements to the water crossing structure, at the east end of the site near Lot 81. Authorization from WDFW in the form of Hydraulic Project Approval (HPA) will be required for this work. We will provide additional review in the context of the HPA.

The CDID “ditch” on the western side of the property is also mapped as fishbearing and should also be given an appropriate riparian zone.

George Fornes

Habitat Biologist, Cowlitz County
Washington Department of Fish and Wildlife
5525 S 11th Street, Ridgefield, WA 98642
Cell: (360) 623-0651

NOTICE OF PUBLIC HEARING

Longview Planning Commission

August 4, 2021, 7pm

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Longview Washington will conduct a 'hybrid' in-person and virtual public hearing in the Council Chambers located on the 2nd Floor of City Hall, 1525 Broadway, Longview, Washington, (visit mylongview.com under 'Agendas & Minutes' for details for joining the meeting virtually), beginning at 7:00 pm, Wednesday, August 4, 2021 to consider the following:

Application Number: PC 2021-6 Initiator: Solo LLC, represented by SGA Engineering & Design

Applicant: Mt. Solo LLC, represented by SGA Engineering & Design

Proposal: A 76 lot single family residential subdivision in two phases, on 20.36 acres. Phase 4 will include 37 lots and phase 5 will include 39 lots.

Address: Vacant property between 2000 and 1900 Blocks of Branch Creek Drive.

Parcel Number (s): 107460100, 107200100.

You are invited to attend the 'hybrid' virtual or in-person public hearing to express your position regarding this proposal. Written comments should be directed to Adam Trimble, Interim Planning Manager, P.O. Box 128, Longview, Washington 98632. Written comments must be received prior to the date and time of the public hearing. Mr. Trimble's phone number is (360) 442-5092 and his email address is adamt@mylongview.com

Notice of Determination of Non-significance: As lead agency under the State Environmental Policy Act (SEPA), the City of Longview Community Development Department has issued a Determination of Non-significance (DNS) per the State Environmental Policy Act Rules (Chapter 197-11 WAC) for the above proposal on July 20, 2021. Project Documents are online at: <https://mylongview.box.com/v/Mtsoloplace4-5>. Copies of the subdivision application, SEPA notice, environmental checklist, and other application materials supporting this determination are on file with the Community Development Department at 1525 Broadway Street and are available for review, or can be mailed by request. The public has a right to submit written comments concerning the proposal's environmental impacts. Written comments need to be submitted no later than 6:00 p.m. on August 4, 2021 at the Community Development Department [PO Box 128], Longview, WA 98632 or to adamt@mylongview.com

Longview City Hall is accessible for persons with disabilities. Please let us know if you will need any special accommodations to attend this meeting.

LONGVIEW PLANNING COMMISSION

Notice filed by Adam Trimble, Interim Planning Manager

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Longview Washington will conduct a public hearing in the Council Chambers located on the 2nd Floor of City Hall, 1525 Broadway, Longview, Washington, and online using zoom.us virtual software (see posted agenda at mylongview.com for zoom link) beginning at **7:00 pm, Wednesday, August 4, 2021** to consider the following:

Application #: E 2021-6

Applicant: Mt. Solo LLC, represented by SGA Engineering & Design

Proposal: A 76 lot subdivision in two phases, starting with filling and grading of the site over a 9+ month period. Phase 4 will include 37 and phase 5 will include 39 lots.

Address: Vacant property between 2000 and 1900 Blocks of Branch Creek Drive.

Parcel Number (s): 107460100, 107200100.

Copies of the associated documents are available for review at the City of Longview Community Development Department, 1525 Broadway and at this link: below. You are invited to attend the public hearing to express your position regarding this proposal. Written comments should be directed to Adam Trimble, Planner, P.O. Box 128, Longview, Washington 98632. Written comments must be received prior to the date and time of the public hearing. Mr. Trimble’s phone number is (360) 442-5092 and his email address is adamt@mylongview.com

Project Documents are online at:

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



For Information on this Proposal Contact:

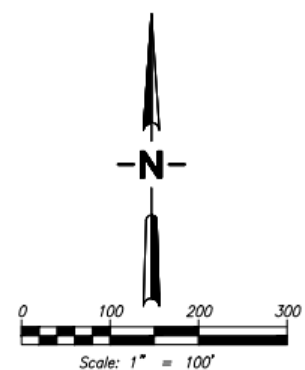
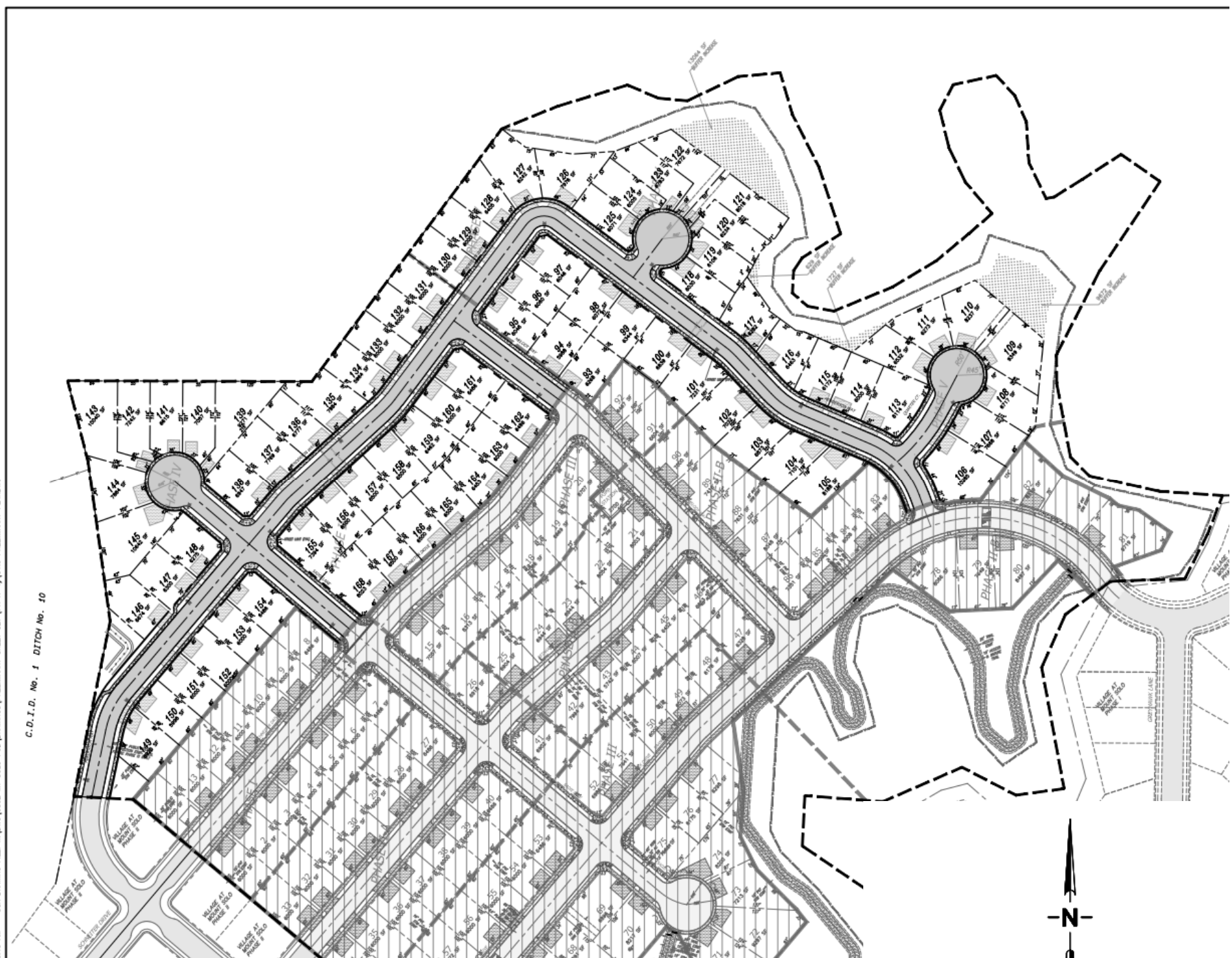
Phone: City of Longview Planning Division: 360-442-5092

In person: City Hall Community Development Department at
1525 Broadway, Longview, WA 98632

Email: adam.trimble@ci.longview.wa.us

Notice Posted by: Adam Trimble Planner

2-45 AM SGA DRAWING FILE: H:\DWG\0802 MT SOLO PUD\DRAWINGS\PRELIMINARY SHEET SET (PH N-V)\C1.0 PRELIMINARY PLATING



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

JUNE 2007	
APPLICANT:	PROPERTY OWNER:
HINTON DEVELOPMENT CORP	SOLD LLC
ATTN: JOE WELD	
14010-A NE 3RD COURT SUITE 106	14010-A NE 3RD COURT SUITE 106
VANCOUVER, WA 98685	VANCOUVER, WA 98685
PH: 360-921-7410	
EM: joe@hintondevelopment.com	
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: SITEINFO@SGAENGINEERING.COM

EXISTING STATE INFORMATION

EXISTING PARCEL NUMBER	107460100
CURRENT USE	VACANT LAND
ZONING DESIGNATION	R-1
GROSS SITE AREA	20.36 ACRES 886,921 S.F.
TRANSIT ROUTES	NO KNOWN BUS ROUTES WITHIN 1 MILE OF THE SITE.
EXISTING WATER AND SEWER	SEWER SERVICE WILL BE PROVIDED BY THE CITY OF LONGVIEW, PUBLIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF LONGVIEW, NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON SITE, NO WELLS ARE KNOWN TO EXIST ON-SITE.

THE SITE CONTAINS SLOUGHS AND FARM DITCHES. 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.

PROPOSED SITE INFORMATION

PROPOSED USE
SINGLE-FAMILY RESIDENTIAL (76 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

Changing Your Zoning Code to Accommodate Housing and Shelters for the Homeless

12-15 minutes

Share this:

June 29, 2021 by [Steve Butler](#)

Category: [Development Regulations and Zoning](#) , [Homelessness](#)



Homelessness and affordable housing are two major and difficult issues facing communities throughout the State of Washington. To help address these complicated issues, [E2SHB 1220](#) was recently signed into law and is meant to encourage cities (both code and non-code cities, but not counties) to take active steps to accommodate transitional housing, emergency shelters, and similar homelessness-related facilities through local planning and changes to local development regulations. This signed bill contains new requirements related to:

1. Housing element updates;

2. Adoption of moratoria or interim zoning controls; and
3. Zoning and development regulations regarding indoor shelters and housing for the homeless or those at risk of becoming homeless (with very tight deadlines, if local zoning revisions are needed).

Proposed standards related to accessory dwelling unit (ADU) standards within [E2SHB 1220](#) were vetoed by Governor Jay Inslee.

This blog will focus primarily on the third bulleted item, which is related to increasing local accommodation of:

- Indoor emergency shelters,
- Indoor emergency housing,
- Transitional housing, and
- Permanent supportive housing.

Some cities have quickly reviewed their zoning codes and determined that they already meet the new requirements, so you may find yourself in that same situation.

Summary of the New Requirements

[RCW 35.21.689](#), which was adopted in 2019, states that “a city may not prohibit permanent supportive housing in areas where multifamily housing is permitted.” E2SHB 1220 now adds “transitional housing” to this prohibition and extends the geographic scope as follows:

A city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed.

E2SHB 1220 also includes the following provisions:

- Effective September 30, 2021, a city shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed, except in such cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within a one-mile proximity to transit.
- Reasonable occupancy, spacing, and intensity of use requirements

may be imposed by ordinance on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety.

The effective date of the first new requirement is July 25, 2021 (in other words, the effective date of the bill), while E2SHB 1220 specifically calls out September 30, 2021, as the effective date for the second requirement listed above. The “reasonable requirements” listed in the third bullet could presumably be applied to any local code revisions made to comply with the new state law.

There are many aspects of the new law that have raised some questions from local government officials who are trying to understand and incorporate the new requirements into local zoning and development codes.

General Guidance and Some Options to Consider

I recently emailed a short survey about E2SHB 1220 to a number of Washington State Planning and Community Development Directors/Managers, and they identified the questions/issues described in this section of the blog.

A. Definitions

Most zoning codes already have definitions for land uses like homeless shelters and transitional housing. It is important that you actively review how the four listed land uses are defined in your development regulations, however, and make sure your definitions are consistent with those in state law.

E2SHB 1220 contains definitions for “emergency shelters” and “emergency housing” (see [Section 6 of the bill](#)). Although it was created for a tax exemption provision, [RCW 84.36.043](#)(2)(c) provides a definition of “transitional housing:”

“Transitional housing” means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

Last but not least, [RCW 36.70A.030](#) defines permanent supportive

housing (PSH) as:

[...subsidized, leased housing with no limit on length of stay, paired with on-site or off-site voluntary services designed to support a person living with a disability to be a successful tenant in a housing arrangement, improve the resident's health status, and connect residents of the housing with community-based health care, treatment, and employment services.

Generally speaking, PSH is meant to be a permanent form of housing for households facing homelessness, while the others are meant to provide a transition between homelessness and a permanent housing option.

B. Standards related to occupancy, spacing, and intensity of use

E2SHB 1220 states that “(r)easonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance...to protect public health and safety” on the four types of housing/shelter, but what would qualify as being a “reasonable” requirement under those three categories? There is no definitive answer to that question, but here are some ideas for you to consider when thinking about adopting your own local requirements:

- **“Occupancy”** often refers to a maximum number of occupants in a structure or facility, at least in a zoning context. For a related but different type of land use, a Community Residential Facility (CRF), the [City of Burien Zoning Code](#) differentiates between a smaller CRF-I, with 9-10 residents and staff, and a larger CRF-II, with 11 or more residents and staff. According to that city’s development regulations, a CRF I is allowed in many zones (including many residential zones), while a CRF II is limited to more intensive, commercial zones. In addition, occupancy standards may sometimes also address the type of person staying at a specialized facility.
- **“Intensity of Use”** may sometimes be related to “occupancy” (see above) but can also address impacts like building size and height, traffic levels, and noise. In addition, intensity of use standards may

tackle “barrier to entry” conditions imposed by a proposed facility (for example, whether or not an indoor emergency shelter allows pets or has a sobriety requirement). Some communities, like the City of Bellingham, require an operations plan to deal with mitigation of potential impacts — see [Bellingham Municipal Code Subsection 20.15A.020\(Q\)](#) and other related subsections.

- **“Spacing”** is usually applied within a zoning code to limit how close one designated use may be to another use of the same type. For example, the City of Kent requires a minimum separation of 1,000 feet between emergency housing or emergency facility sites (see footnote 31 of [Kent Municipal Code Subsection 15.04.020](#)).

It is important to remember that these optional standards are not to be used to prevent the siting of a sufficient number necessary to meet your community’s need for the four housing/shelter types.

C. Two options for zoning related to indoor emergency shelters and indoor emergency housing

If your local zoning code does not list hotels as a permitted or conditional use, it would seem that HB 1220 would not require your community to zone for indoor emergency shelters and indoor emergency housing.

For all other municipalities that allow hotels in one or more zones, the new state requirements provide the two options of allowing indoor emergency shelters and indoor emergency housing in either: (1) all zones where hotels are allowed; or (2) a majority of zones within one-mile of transit.

If your community does *not* want to use the first, relatively straightforward approach, then the second option would likely involve most or all of the following steps:

- Mapping all of the transit stops/routes (“transit” is not defined in E2SHB 1220 but could reasonably be viewed as including public bus transit, light rail, and commuter rail);
- Applying a one-mile radius to all of the mapped areas;
- Identifying all of the zones that fall with the mapped radii;
- Numerically determining what would constitute a “majority” of the

mapped zones;

- Specifically selecting the zoning categories for which indoor emergency shelters and indoor emergency housing would (again, it would need to be within a majority of the mapped zones) and would not be allowed; and
- Revising your zoning code.

This second approach would involve a fair amount of effort, although it could be more easily accomplished by utilizing geographic information systems (GIS) mapping.

Timing and Schedule

As mentioned earlier, major deadlines associated with E2SHB 1220 are July 25, 2021, and September 30, 2021. These deadlines will require a very quick turnaround from local governments, especially when you factor in the time needed for preparation of new code language, planning commission review, the required 60-day review by the Washington State Department of Commerce (Commerce), public hearing(s), and final review and adoption by the local legislative body.

Please note that a local government *cannot* adopt a moratorium or interim zoning controls to avoid or delay compliance with the requirements of [E2SHB 1220](#) (see Section 5 of the new law amending [RCW 36.70A.390](#) regarding use of interim controls and moratoria). However, it appears that you could adopt interim standards for initial passage of zoning/development regulations that *comply* with the requirements of the new law. Accordingly, adoption of interim standards may be one method to consider when attempting to meet some very tight deadlines. In fact, the Maple Valley City Council adopted interim standards on June 28, 2021 (see the [Maple Valley City Council Special Meeting packet](#), starting on page 113).

Regarding review by Commerce, it is recommended that you reach out to your [assigned regional planner](#) and start the 60-day clock as soon as you can, even if you don't have all of the details finalized yet. If you are considering asking Commerce for an expedited review of your proposed development code changes, you should

reach out to your assigned planner first to make sure that option is even possible.

Conclusion

Finding ways to accommodate the necessary number of indoor emergency shelters, indoor emergency housing, transitional housing, and permanent supportive housing is an important endeavor, but may be a difficult one for your community. E2SHB 1220 establishes clear expectations for local governments and provides them some flexibility in determining how to accomplish this in a manner that is both compatible with local needs and achievable within a very short timeframe.

MRSC is a private nonprofit organization serving local governments in Washington State. Eligible government agencies in Washington State may use our free, one-on-one [Ask MRSC service](#) to get answers to legal, policy, or financial questions.



About Steve Butler

Steve joined MRSC in February 2015. He has been involved in most aspects of community planning for over 30 years, both in the public and private sectors. He received a B.A. from St. Lawrence University (Canton, New York) and a M.S. in Urban and Regional Planning from the University of Wisconsin-Madison. Steve has served as president of statewide planning associations in both Washington and Maine, and was elected to the American Institute of Certified Planner's College of Fellows in 2008.

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Accommodating E2SHB 1220

What is the State Law Longview is Accommodating?

- u Engrossed Second Substitute House Bill 1220
 - u Emergency Shelters and Housing - Local Planning and Development
 - u Effective Date: July 25th, 2021

Engrossed Second Substitute House Bill 1220

- u Updates the following:
 - u Housing Element of Comprehensive Plans
 - u Adoption of Moratoria and Interim Zoning Controls
 - u Zoning and Development Regulations Regarding Indoor Shelters and Housing for the Homeless or Those at Risk of Becoming Homeless

Engrossed Second Substitute House Bill 1220

- u This Presentation is Focused on the Zoning and Development Regulations

Engrossed Second Substitute House Bill 1220

u Key Dates Called Out in Text for Zoning:

- u July 25th: Effective Date of the Bill - Transitional Housing and Permanent Supportive Housing cannot be prohibited in zones that allow residential dwelling units or hotels.
- u September 30th: Indoor Emergency Shelters and Indoor Emergency Housing cannot be prohibited in any zones that allow hotels (“...except in such cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within a one-mile proximity to transit.”)

In General, What is it Changing?

- u Focuses on the Accommodation of Four Land Uses:
 - u Transitional Housing
 - u Permanent Supportive Housing
 - u Indoor Emergency Shelters
 - u Indoor Emergency Housing
- u Definitions Follow:

Definitions, Used and Amended

- u Transitional Housing:

- u RCW 84.36.043 (2)(c) provides a definition of “transitional housing”:

- u “‘Transitional housing’ means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.”

Definitions, Used and Amended

- Permanent Supportive Housing:

- E2SHB 1220 Amends RCW, and Defines “Permanent Supportive Housing” as:

- “Permanent supportive housing’ is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident’s health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.”

Definitions, Used and Amended

- Emergency Shelter:

- E2SHB 1220 Amends RCW, and Defines “Emergency Shelter”:

- “A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.”

Definitions, Used and Amended

- Emergency Housing:

- E2SHB 1220 Amends RCW, and Defines “Emergency Housing”:

- “Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.”

What Does it Potentially Change About Longview's Code?

- u Definitions
- u Use Locations (Tables)
- u Specific Use Language (Text)
- u Note: Changes shown are based on the opinion that the State wishes these uses to be as-of-right, so SPU's have been struck from the examples.

LMC Definitions

- u Adds Definition for “Permanent Supportive Housing”
- u Adds Definition for “Emergency Housing”
- u Adds Consideration for Modification of the Current “Transitional Housing” and “Emergency Shelter” Definitions, as LMC has Definitions for Both
- u Consideration for Striking Definition of “Homeless Shelter Group Home” from LMC and Adopting Other Definitions with Controls (Covered Later)

LMC Use Locations: Residential Zones

Use	Zoning District				
	R-1	R-2	R-3	R-4	TNR
((Homeless Shelter Group Homes per LMC 19.22.050))				((SPU))	
<u>Transitional Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Permanent Supportive Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Emergency Shelter</u>				<u>P</u>	
<u>Emergency Housing</u>				<u>P</u>	

LMC Use Locations (Table): Residential Zones

- u Adds Transitional Housing (as Permitted) to R-1, R-2, R-3, R-4, TNR
- u Adds Permanent Supportive Housing (as Permitted) to R-1, R-2, R-3, R-4, TNR
- u Adds Emergency Shelter to R-4 (as Permitted) (Added Because Hotels are Allowed)
- u Adds Emergency Housing to R-4 (as Permitted) (Added Because Hotels are Allowed)
- u Option to Remove Homeless Shelter Group from Use Table and Text

LMC Specific Use Language: Residential Zones

- u Recommendation to Strike 19.22.050 (Homeless Shelter Group Homes) from Code and Replace with Non-Overlapping, Non-Conflicting Definitions from State with Controls Added
- u Adds the Four Land-Use Types to 19.35 Riverfront District, RF-1, Because Hotels and Residential Dwelling Units are Allowed
- u Adds the Four Land-Use Types to 19.39 Civic Center District, C-C, Because Hotels and Residential Dwelling Units are Allowed
- u Adds the Four Land-Use Types to 19.40 County Event Center District, CEC, Because Hotels are Allowed

LMC Use Locations: Commercial Zones

Use	Zoning District					
Residential	D-C	CBD	RC	NC	GC	O/C
<u>Permanent Supportive Housing</u>	P	P	P	P	P	P
Transitional Housing facility	((SPU)) P	P	P	P	P	((SPU)) P
Emergency shelters for homeless persons and families per LMC 19.44.110	P	P			((SPU)) P	((SPU)) P
<u>Emergency Housing</u>	P	P			P	P
Residential care facilities per Chapter 19.17 LMC	P	P	P	P	P	P

LMC Use Locations (Table): Commercial Zones

- u Adds Permanent Supportive Housing to D-C, CBD, RC, NC, GC, and O/C (As Permitted)
- u Strikes SPU from Transitional Housing (D-C and O/C), and Adds as Permitted to All Zones
- u Strikes SPU from Emergency Shelters in GC and O/C, and Adds as Permitted in D-C, CBD, GC, and O/C
- u Adds Emergency Housing as Permitted in D-C, CBD, GC, and O/C
- u **Note:** In the currently adopted LMC, this table notes that hotels are permitted in the regional commercial district, the text differs however, and so shelters and emergency housing reflect the precedence of the text.

LMC Specific Use Language: Commercial Zones

- u Adds Transitional Housing and Permanent Supportive Housing to Neighborhood Commercial District, Strikes the Term “only” as Both of the Aforementioned Land Uses can Offer Supportive Services.
- u Adds Transitional Housing and Permanent Supportive Housing to Permitted Uses Text for Regional Commercial District
- u Moves (11) *Accessory Uses* Down to (13) After Other Land Uses Added
- u Strikes Applicable Standards Text, Including “Good Neighbor” Text from Section as the Definitions Will Likely Have to be Aligned, Buffers Will Have to be Reconsidered in Light of the Proximity-to-Transit Requirements, and Because the Assumption of As-of-Right Permitting, SPU and Associated Text has Been Removed
- u However, Similar Controls may be Allowed to be Added back by Ordinance.

LMC Use Locations: Industrial Zones

Use	Zoning District		
	LI_A & B	HI	C/I
Public safety facility	P	P	P
<u>Transitional housing</u>			<u>P</u>
<u>Permanent supportive housing</u>			<u>P</u>
<u>Emergency housing</u>			<u>P</u>
<u>Emergency shelters</u>			<u>P</u>

LMC Use Locations (Table): Industrial Zones

- u Adds the Four Land Uses as Permitted in the C/I District, as Hotels are Permitted.

LMC Specific Use Language: Industrial Zones

- u Adds the Four Land Uses as Sub-Sections (e) Through (h)

What Controls Can Be Used?

- u *Reasonable Occupancy, Spacing, and Intensity of use Requirements may be Imposed by Ordinance on the Four Land-Use Types to Protect Public Health and Safety.*
- u Definitions Follow:

What Controls Can Be Used?

- u **Occupancy:** The Maximum Number of Occupants in a Structure in a Zoning Context
 - u One example is of a community residential facility (CRF) in the City of Burien Zoning Code, which, in the code, differentiates between a smaller CRF with 9-10 residents and staff, and a larger CRF-II with 11 or more residents and staff. CRF-II is limited to more intensive commercial zones.

What Controls Can Be Used?

- **Spacing:** Usually Applied Within a Zoning Code to Limit how Close one Designated use may be to Another.
 - The City of Kent, for example, requires a minimum separation of 1,000 feet between emergency housing or emergency facility sites (Note 31 of their Municipal Code).

What Controls Can Be Used?

- u **Intensity of Use:** May Sometimes be Related to “Occupancy” but can Also Address Impacts Like Building Size and Height, Traffic Levels, and Noise. It can Also Address “Barrier to Entry” Conditions Imposed by a Facility (for Example, Whether or not an Indoor Emergency Shelter Allows Pets or has a Sobriety Requirement).
- u Some Communities Require an Operations Plan to Deal With Mitigation of Potential Impacts

What Controls Can Be Used?

- u **Note:** Any Such Requirements on Occupancy, Spacing, and Intensity of use may not Prevent the Siting of a Sufficient Number of Permanent Supportive Housing, Transitional Housing, Indoor Emergency Housing, or Indoor Emergency Shelters Necessary to Accommodate Each City's Projected Need for Such Housing and Shelter Under RCW 36.70A.070 (2)(a)(ii).

Discussion

Strikethrough Draft of LMC (Zoning) to Accommodate E2SHB 1220

Contents:

- **Chapter 19.09 Definitions | [Changes](#)**
- **Chapter 19.20 Residential Zoning Districts | [Changes](#)**
- **Chapter 19.35 Riverfront District, RF-1 | [Changes](#)**
- **Chapter 19.39 Civic Center District, C-C | [Changes](#)**
- **Chapter 19.40 County Event Center District, CEC | [Changes](#)**
- **Chapter 19.44 Commercial Zoning Districts | [Changes](#)**
- **Chapter 19.58 Industrial Zoning Districts | [Changes](#)**

Chapter 19.09 Definitions [(Return to Contents)]

19.09.XYZ Permanent Supportive Housing

“Permanent supportive housing” is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident’s health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

[Note: LMC did not seem to have a very similar definition or use already in place.]

19.09.658 Transitional Housing Facility

[LMC] 19.09.658 Transitional Housing Facility: “Transitional housing facility” means a project that has as its purpose facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time (usually 24 months). Transitional housing includes housing primarily designed to serve deinstitutionalized homeless individuals and other homeless individuals with mental or physical disabilities and homeless families with children. (Ord. 3202 Sec. 10, 2012).

[State Definition] Transitional Housing: From RCW 84.36.043 (2)(c): Means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

[Note: LMC Missing the “supportive services” part, and “independent living” from state definition; not necessarily in conflict.]

19.09.XYZ Emergency Housing

“Emergency housing” means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

[Note: LMC did not seem to have a similar definition or use already in place.]

19.09.223 Emergency Shelter

[LMC] 19.09.223 “Emergency shelter” means congregate facilities providing housing to shelter families and individuals offered on an emergency basis for a period not to exceed 90 days continuously. Shelters may offer meals, lodging and associated services on site, aimed at helping people move towards self-sufficiency (Ord. 3203 Sec. 10, 2021).

[State Definition] “Emergency shelter” means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

[Note: LMC definition is slightly different: does not acknowledge specifically the “homeless” population; LMC definition adds meals, lodging, and associated services, as well as helping people move toward self-sufficiency; LMC notes that the period is not to exceed 90 days continuously, this may be in conflict with the state requirement of “...entering into an occupancy agreement”]

Chapter 19.20 Residential Zoning Districts [(Return to Contents)]

19.20.020 Uses.

Table 19.20.020-1 Permitted Uses in Residential Districts [Table Abridged for Clarity] [Option 1: Add New Use Types to Existing Zoning.]

Use	Zoning District				
	R-1	R-2	R-3	R-4	TNR
Homeless Shelter Group Homes per LMC 19.22.050				SPU	
<u>Transitional Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Permanent Supportive Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Emergency Shelter</u>				<u>P</u>	
<u>Emergency Housing</u>				<u>P</u>	

Table 19.20.020-1 Permitted Uses in Residential Districts [Table Abridged for Clarity] [Option 2: Modify Definition of Homeless Shelter Group Homes and Allow in All Residential Districts and Add Emergency Shelter and Housing to R-4 as Hotels are Permitted.]

Use	Zoning District				
	R-1	R-2	R-3	R-4	TNR
Wireless facilities ⁴	See note 4	See note 4	See note 4	See note 4	See note 4
Public safety facility ⁶	SPU	SPU	SPU	SPU	SPU
Homeless shelter group homes per LMC 19.22.050 ⁹	<u>P</u>	<u>P</u>	<u>P</u>	((SPU)) <u>P</u>	<u>P</u>
<u>Emergency Shelter</u>				<u>P</u>	
<u>Emergency Housing</u>				<u>P</u>	
[Abridged for Clarity] Notes: 9. [Note: Definition will have to be changed such that it doesn't conflict with state law; if this route is pursued, may want to make a note directing readers to seek new definition.]					

Table 19.20.020-1 Permitted Uses in Residential Districts [Table Abridged for Clarity] [Option 3: Strike Homeless Shelter Group Homes and Associated Definition from Code and Add Definitions for New Land-Use Types.]

Use	Zoning District				
	R-1	R-2	R-3	R-4	TNR
((Homeless Shelter Group Homes per LMC 19.22.050))				((SPU))	
<u>Transitional Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Permanent Supportive Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Emergency Shelter</u>				<u>P</u>	
<u>Emergency Housing</u>				<u>P</u>	

Chapter 19.22 Supplemental Residential Zoning Standards

~~((19.22.050 Homeless Shelter Group Home))~~

~~((Homeless shelter group homes shall adhere to the following standards:~~

~~(1) Definition. "Homeless shelter group home" is a facility offering lodging and/or emergency shelter to homeless individuals or families for up to 90 days. These group homes are intended to provide residential facilities in a home-like nonprescribed drug- and alcohol-free environment with 24-hour supervision. The number of clients is limited to two per bedroom plus an additional two (e.g., a three-bedroom facility could have up to eight clients) with no more than 10 clients allowed in any one group home. These facilities shall be available to clients 24 hours a day.~~

~~(2) Homeless shelter group homes shall be subject to the standards and approval criteria as provided in LMC 19.44.110, Emergency shelters, except for the following:~~

~~(a) The definition given in subsection (1) of this section applies; and~~

~~(b) Homeless shelter group homes who only serve youth who have not yet reached the age of 20 are not subject to buffers given in LMC 19.44.110(1)(b)(i) through (iii); and~~

~~(c) Homeless shelter group homes shall not house registered sex offenders; and~~

~~(d) The good neighbor agreement, required by LMC 19.44.110(2), shall include procedures ensuring that the shelter residents are free of alcohol and nonprescribed drugs (Ord. 3358 sec. 4, 2017)))~~

[Note: This seems to be a mix of state definitions; might make sense to strike this language and use the language for the four land-use types (Transitional Housing, Permanent Supportive Housing, Emergency Shelter, Emergency Housing) with controls of a similar, defensible nature. **Note:** Because Emergency Shelters and Emergency Housing must be allowed in all zones where hotels are allowed, or a majority of zones within a one-mile proximity to transit, it is likely that buffers will have to be redone; Transitional Housing and Permanent Supportive Housing must be allowed in all zones that allow residential dwelling units and/or hotels.]

Chapter 19.35 Riverfront District, RF-1 [[Return to Contents](#)]

19.35.010 Uses Permitted.

In the riverfront district, RF-1, no buildings or premises shall be used nor shall any building or structure be hereafter erected or altered except for one or more of the following uses:...

(24) Personal service establishments. (Ord 3395 sec. 1, 2019; Ord. 3370 sec 1, 2018; Ord 3363 sec. 1, 2017; Ord 3333 sec. 5, 2016; Ord 2818 sec. 1, 2001; Ord. 2790 sec. 1, 2000; Ord. 2632 sec. 1, 1996; Ord. 2473 sec. 1, 1991; Ord. 2424 sec. 1, 1990; Ord. 2337 sec. 1, 1988; Ord 2002 sec. 4, 1980; Ord. 1904 sec. 6, 1978; Ord. 1787 sec. 1, 1976)(-);

(25) Transitional housing;

(26) Permanent supportive housing;

(27) Emergency shelters; and

(28) Emergency housing.

[Note: All four land uses were added because residential dwelling units and hotels are allowed in RF-1.]

Chapter 19.39 Civic Center District, C-C [([Return to Contents](#))]

19.39.010 Uses Permitted.

(1) In the civic center district, C-C, no building or premises shall be used nor shall any building or structure be hereafter erected or altered except for one or more of the following uses: hotels, motels, apartments, transitional housing, permanent supportive housing, emergency housing, emergency shelters, public libraries...

[Note: All four land-use types were added because residential dwellings and hotels are both allowed in the C-C District.]

Chapter 19.40 County Event Center District, CEC [[\(Return to Contents\)](#)]

19.40.010 Uses Permitted.

In the county event center district, CEC, no building or premises shall be used nor shall any building, structure or property be hereafter erected, altered or utilized except for one of more of the following uses:...

~~((17) Other uses similar to any of the uses listed in this section as determined by the appeal board of adjustment; and))~~ (17) Transitional housing;

~~((18) Wireless communication facilities as permitted in chapter 16.75 LMC. (Ord. 3333 sec. 7, 2016; ord. 3240 sec. 1, 2013; Ord. 2632 sec. 2, 1996; Ord. 2149 sec. 1, 1983).))~~ (18) Permanent supportive housing;

(19) Emergency shelters;

(20) Emergency housing;

(21) Other uses similar to any of the uses listed in this section as determined by the appeal board of adjustment; and

(22) Wireless communication facilities as permitted in chapter 16.75 LMC. (Ord. 3333 sec. 7, 2016; ord. 3240 sec. 1, 2013; Ord. 2632 sec. 2, 1996; Ord. 2149 sec. 1, 1983).

Chapter 19.44 Commercial Zoning Districts [(Return to Contents)]

19.44.020 Uses.

Table 19.44.020-1. Permitted uses in commercial zones. [Table Abridged for Clarity.]

Use	Zoning District					
	D-C	CBD	RC ¹	NC ²	GC	O/C
<u>Permanent supportive housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Transitional housing facility	((SPU ⁸)) <u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	((SPU)) <u>P</u>
Emergency shelters for homeless persons and families per LMC 19.44.110	<u>P</u>	<u>P</u>			((SPU)) <u>P</u>	((SPU)) <u>P</u>
<u>Emergency housing</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>
Residential care facilities per Chapter 19.17 LMC	P	P	P	P	P	P

[Note: Emergency shelter (LMC 19.44.110) definition may change; added by right Emergency Shelters in all zones that allow hotels; added Emergency Housing to all zones that allow hotels and added it as a use category to the table (The table notes that for regional commercial, hotels are permitted, but the text says they are not; text takes precedence); added by right Transitional Housing to all zones that allow residential dwelling units and/or hotels; added Permanent Supportive Housing to all zones that allow residential units and/or hotels.]

19.44.040 Neighborhood Commercial District – Uses Permitted.

[...] Tutoring centers, computer classes, after school math and reading centers, and arts and crafts classes;

Transitional housing;

Permanent supportive housing;

Medical and dental offices for primary care and/or wellness programs ((~~only~~));

[Note: Added Transitional Housing and Permanent Supportive Housing before medical and dental because of the mention of wellness programs; struck “only” from medical and dental line because Transitional Housing and Permanent Supportive Housing can both offer supportive services.]

19.44.050 Regional Commercial District – Uses Permitted.

~~((11) Accessory uses and structures constructed on lots that have a pre-existing residence. (Ord. 3202 sec. 14, 2012).))~~ (11) Transitional housing;

(12) Permanent supportive housing; and

(13) Accessory uses and structures constructed on lots that have a pre-existing residence. (Ord. 3202 sec. 14, 2012).

[Note: Transitional Housing and Permanent Supportive Housing are being added to the text as residential dwelling units are permitted in the RC district.]

19.44.110 Emergency Shelters

(1) The following standards apply to emergency shelters:

(a) Emergency shelters shall be consistent with the definition of emergency shelter as given in Chapter 19.09 LMC. **[Note: Definition may be changed to more closely align with State's.]**

~~((b) Prohibited Areas. Emergency shelters shall not be allowed in the following areas:~~

~~(i) Within 325 feet of a single-family residential district such as the R-1 residential and the traditional neighbor residential districts;~~

~~(ii) Within 1,000 feet of an established elementary or secondary school whether public or private; or any day care or any preschool serving more than 12 children whether public or private;~~

~~(iii) Within 325 feet of a public park that is one-half acre or more in size;~~

~~(iv) Within 1,000 feet of another emergency shelter;~~

~~(v) Any area zoned general commercial that is located generally west of 18th Avenue, and Pacific Way and any area generally south of Nichols Boulevard or south of Tennant Way.~~

~~(c) The distances specified in subsection (1)(b) of this section shall be measured as follows:~~

~~(i) For subsection (1)(b)(i) of this section, the distance shall be measured as the shortest straight line distance from the nearest wall of the building housing the licensed premises to the residential zoning district boundary line.~~

~~(ii) For subsections (1)(b)(ii) through (iv) of this section, the distance shall be measured as the shortest straight line distance from the property line of the emergency shelter to the property line of a use listed in subsections (1)(b)(ii) through (iv) of this section.))~~

[Note: Buffers will likely have to be reconsidered in light of the proximity-to-transit requirement.]

~~((2) To assist the appeal board of adjustment in finding the emergency shelter will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare per LMC 19.12.050, the following shall be submitted with special property use application:))~~

[Note: It is my opinion that the State intends uses to be as-of-right.]

~~((a) A written good neighbor agreement (GNA) shall be provided for the review and approval of the appeal board of adjustment. At a minimum, the GNA shall address the following:~~

~~(i) Program Description.~~

~~(A) Population to be housed at the emergency shelter; process and criteria for the selection of guests.~~

~~(1) Shall include procedures ensuring that the shelter residents are free of non-prescription drugs;~~

~~(B) Bed capacity for nightly guests;~~

~~(C) Staffing plan; and~~

~~(D) Hours of operations, curfew; nature of any day services to be provided by the emergency shelter; how the shelter will address waiting to access services.~~

~~(ii) Safety and Security. On-site management shall be present at all times that the shelter is in operation. The shelter must maintain a security plan that is developed prior to the opening, to include the following:~~

~~(A) How the facility will be accessed;~~

~~(B) Staff control and sight vision to all doors;~~

~~(C) Security patrols of building's exterior and interior, during operating hours;~~

~~(D) Client smoking areas and policies;~~

~~(E) Emergency/evacuation plan (protocols and procedures); and~~

~~(F) Incident response plan (protocols and procedures).~~

~~(iii) Property and Site Maintenance.~~

~~(A) Lighting. The lighting shall be sufficient to provide illumination and clear visibility to all outdoor areas, with minimal shadows or light leaving the property. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of intensity compatible/comparable with the neighborhood; and~~

~~(B) Size and Location of Waiting/Intake Areas. Emergency shelters shall provide adequate and protected waiting space for client intake. A portion of this space may include an outdoor smoking area that is not visible from the street.~~

~~(iv) Community Engagement and Communication.~~

~~(A) Contact Information. The good neighbor agreement for operations will include easily accessible contact information for key staff and leadership of the emergency shelter.~~

~~(b) Community Engagement Plan. Recognizing communication between the owner/operator of the emergency shelter and the neighbors surrounding the shelter is important to develop and maintain positive relationships; every good neighbor agreement shall include a community engagement plan. This plan will describe how the emergency shelter will address the concerns/complaints from the neighborhood. City staff will encourage persons with complaints about shelter operations to resolve those complaints first through the community engagement plan. Encouraging citizens to use the community engagement plan does not abrogate the city's responsibility to address complaints.~~

~~(i) To assist in implementing the community engagement plan, the city recommends that the shelter establish an advisory committee consisting of business and residential neighbors, emergency shelter staff and city staff including a representative of the police department.~~

~~(3) The city recognizes that different types of shelters will have different impacts on the neighborhood. As such, the approved good neighbor agreement is binding as long as the emergency shelter is operating even if the management of the emergency shelter has changed. A conversion from one type of shelter to another or any significant proposed change to the existing good neighbor agreement shall require a new special property use permit as determined by the community development director. If the emergency shelter is found to be in violation of the approved plans, conditions of approval, or the terms of the permit or good neighbor agreement, and the owner has failed to correct the violation after proper notice thereof, then the appeal board of adjustment shall revoke the special property use permit per LMC 19.12.130. (Ord. 3358 sec. 2, 2017).)~~

[Note: It is my opinion that the spirit of the law is to allow these uses as-of-right, but similar controls can be added by ordinance that modify occupancy, intensity of use, and spacing (this can include management plans; as well as other signage and lighting requirements, etc.); however, they will have to be looked at in light of the new requirements of the law; striking from the text for now.]

Chapter 19.58 Industrial Zoning Districts [(Return to Contents)]

19.58.020 Uses

Table 19.58.020-1. Permitted uses in industrial zones. [Table Abridged for Clarity.]

Use	LI-A & B	HI	C/I
Public safety facility	P	P	P
<u>Transitional housing</u>			<u>P</u>
<u>Permanent supportive housing</u>			<u>P</u>
<u>Emergency housing</u>			<u>P</u>
<u>Emergency shelters</u>			<u>P</u>

[Note: All four land-use types were added because hotels are allowed in the C/I District.]

19.58.090 Large scale commercial development – C/I district only.

(1) Allowed Uses. [...]

(e) Transitional housing.

(f) Permanent supportive housing.

(g) Emergency shelters.

(h) Emergency housing.

[Note: All four land-use types were added because hotels are allowed in the C/I District.]