



City of Longview

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

City Council

*Mayor MaryAlice Wallis
Mayor Pro Tem Michael Wallin
Council Member Ruth Kendall
Council Member Chet Makinster
Council Member Steve Moon
Council Member Christine Schott
Council Member Hillary Strobel*

Thursday, November 4, 2021

7:00 PM

HYBRID/ZOOM - 2nd Floor, City Hall

NOTICE IS HEREBY GIVEN, in accordance with RCW Chapter 42.30, that the City Council of the City of Longview, Washington, will be holding a special meeting on Thursday, November 4th, at 7:00 p.m. at the Council Chamber, City Hall, 1525 Broadway St, Longview. The meeting is also available by Zoom.

Zoom meeting link:

<https://us02web.zoom.us/j/81689750447>

Telephone options (you may need to try more than one number if you receive a busy signal):

Dial any of the following numbers:

**1-669-900-6833
1-253-215-8782
1-346-248-7799
1-408-638-0968
1-646-876-9923
1-301-715-8592
1-312-626-6799**

Meeting ID: 816 8975 0447

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

1. CALL TO ORDER

2. INVOCATION*/FLAG SALUTE

**21- JERRY CHAPMAN, EVANGEL CHRISTIAN FELLOWSHIP
0001043**

3. ROLL CALL**4. APPROVAL OF MINUTES**

21- OCTOBER 21, 2021 WORKSHOP
0001039 OCTOBER 28, 2021 REGULAR MEETING

5. CHANGES TO THE AGENDA**6. PRESENTATIONS & AWARDS****7. CONSTITUENTS' COMMENTS (Thirty Minutes)****8. FOLLOW-UP TO PAST CONSTITUENTS' COMMENTS****9. PUBLIC HEARINGS**

21- PROPOSED REVENUE SOURCES FOR THE 2022 GENERAL FUND BUDGET
0001042

RECOMMENDED ACTION:
CONDUCT THE PUBLIC HEARING

10. BOARD & COMMISSION RECOMMENDATIONS

21- PC 2021-9 PLANNING COMMISSION RECOMMENDATION: PROPOSED AMENDMENT TO
0001041 APPROVED SUBDIVISION PLAT, THE VILLAGE AT OVERLOOK PUD.

RECOMMENDED ACTION:
MOTION TO ADOPT THE FINDINGS AND RECOMMENDATION OF THE PLANNING
COMMISSION AND AMEND THE PLAT FOR THE VILLAGE AT OVERLOOK PUD AS
CONTAINED IN EXHIBIT A.

11. ORDINANCES & RESOLUTIONS

21- RESOLUTION NO. 2378 - EMERGENCY DECLARATION OF NORTH 50TH AVENUE
0001040 EMERGENCY WATER PUMP STATION REPAIR

RECOMMENDED ACTION:
MOTION TO ADOPT RESOLUTION NO. 2378.

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

21- PROJECT COMPLETION - FLEET FUEL TANK TOP REFURBISHMENT AT CITY SHOPS,
0001031 EMERGENCY CONTRACT

RECOMMENDED ACTION:
MOTION TO ACCEPT AS COMPLETE THE FLEET FUEL TANK TOP REFURBISHMENT
PROJECT.

21- PROJECT COMPLETION - CITY HALL STAIR TOWER SEALING PROJECT
0001032

RECOMMENDED ACTION:

MOTION TO ACCEPT AS COMPLETE THE CITY HALL STAIR TOWER SEALING PROJECT.

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

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

NEXT REGULAR COUNCIL MEETINGS:

THURSDAY, NOVEMBER 18, 2021 – 7:00 P.M. (SPECIAL MEETING REPLACES CANCELLED 11/25 REGULAR MEETING DUE TO THANKSGIVING)

THURSDAY, DECEMBER 9, 2021 – 7:00 P.M.

NEXT COUNCIL WORKSHOPS:

THURSDAY, DECEMBER 2, 2021 – 6:00 P.M. LEGISLATIVE SEND OFF



City of Longview

1525 Broadway
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Minutes

City Council

Mayor MaryAlice Wallis
Mayor Pro Tem Michael Wallin
Council Member Ruth Kendall
Council Member Chet Makinster
Council Member Steve Moon
Council Member Christine Schott
Council Member Hillary Strobel

Thursday, October 21, 2021

6:00 PM

HYBRID/ZOOM - 2nd Floor, City Hall

1. **CALL TO ORDER**

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

2. **ROLL CALL**

Present: Mayor Wallis, Councilmember Kendall, Councilmember Makinster, Councilmember Moon, Mayor Pro Tem Wallin

Absent: Councilmember Schott & Councilmember Strobel

Staff Present: City Manager Kurt Sacha; City Clerk Kaylee Cody; Public Works Director Ken Hash; Community & Economic Development Director Ann Rivers; Police Chief Robert Huhta; Human Resources Director Chris Smith; Administrative Services Director Kris Swanson; Parks & Recreation Director Jen Wills; Library Director Chris Skaugset

Guests: Josh Weiss and Annika Vaughn of Gordon Thomas Honeywell Governmental Affairs.

3. **WORKSHOP**

21-
0001023 **2022 STATE LEGISLATIVE AGENDA**

RECOMMENDED ACTION:

CONSENSUS TO MOVE FORWARD IN DEVELOPING THE CITY'S 2022 STATE LEGISLATIVE AGENDA.

The draft state legislative agenda will be presented at an upcoming regular meeting for adoption. No final action was taken.

4. **ADJOURNMENT**

Mayor Wallis adjourned the meeting at 7:14 p.m.

Kaylee Cody
City Clerk

Approved: _____
Mayor

**NEXT REGULAR COUNCIL MEETINGS:
THURSDAY, OCTOBER 28, 2021 – 7:00 P.M.**



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Minutes

City Council

Mayor MaryAlice Wallis
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Council Member Steve Moon
Council Member Christine Schott
Council Member Hillary Strobel

Thursday, October 28, 2021

7:00 PM

HYBRID/ZOOM - 2nd Floor, City Hall

1. **CALL TO ORDER**

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

2. **INVOCATION*/FLAG SALUTE**

21- JAY PEACH, FAITH CENTER
0001036

After the invocation provided by Jay Peach of Faith Center Church, the flag salute was recited.

Mayor Wallis led the Council, constituents & staff in a moment of silence for the President of the Highlands Neighborhood Association, Linda Brigham, and for retired Police Chief Captain, Dan Jacobs.

3. **ROLL CALL**

Present: Mayor Wallis, Councilmember Kendall, Councilmember Makinster, Councilmember Strobel, Councilmember Moon, Councilmember Schott, Mayor Pro Tem Wallin

Absent: None

Staff Present: City Manager Kurt Sacha; City Attorney Jim McNamara; City Clerk Kaylee Cody; Deputy City Clerk Kassi Mackie; Public Works Director Ken Hash; Community and Economic Development Director Ann Rivers; Interim Planner Adam Trimble; Police Chief Robert Huhta; Administrative Services Director Kris Swanson

4. **APPROVAL OF MINUTES**

21- OCTOBER 14, 2021 WORKSHOP
0001035 OCTOBER 14, 2021 REGULAR MEETING

On a motion duly made and passed, the reading of the minutes, copies of which had been submitted to the Mayor and members of the City Council, was waived and the minutes were approved as if read.

5. CHANGES TO THE AGENDA

City Manager Sacha requested the Ordinance 3451: Donation of "Radically Inclusive World" by Laura Shearer be moved to the November 4, 2021 Special Council Meeting.

6. PRESENTATIONS & AWARDS

Mayor Wallis recognized Kaylee Cody, City Clerk, for receiving her Certified Municipal Clerk accreditation.

7. CONSTITUENTS' COMMENTS (Thirty Minutes)

Bob Klinefelter of Longview provided public comment.

Tina Smith of Longview provided public comment.

Niki Favela of Longview provided public comment.

Spencer Boudreau of Longview provided public comment.

Kendra (surname unknown) of Longview provided public comment.

8. FOLLOW-UP TO PAST CONSTITUENTS' COMMENTS**9. PUBLIC HEARINGS**

**21- 2019 HUD CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)
0001030**

**RECOMMENDED ACTION:
MOTION TO ADOPT THE 2019 CAPER.**

Interim Planning Manager Adam Trimble presented.

Mayor Wallis opened the public hearing at 7:24 p.m.

Mayor Wallis closed the public hearing at 7:36 p.m.

A motion was made by Mayor Pro Tem Wallin, seconded by Councilmember Kendall, to adopt the 2019 HUD Consolidated Annual Performance Evaluation Report (CAPER). The motion carried unanimously.

10. BOARD & COMMISSION RECOMMENDATIONS**11. ORDINANCES & RESOLUTIONS**

**21- ORDINANCE 3451: DONATION OF "RADICALLY INCLUSIVE WORLD" BY LAURA
0001037 SHEARER**

RECOMMENDED ACTION:

MOTION TO ACCEPT OWNERSHIP OF, AND FOR PERMANENT DISPLAY OF "RADICALLY INCLUSIVE WORLD", INTO THE CITY OF LONGVIEW'S PERMANENT ART COLLECTION BY PASSING ORDINANCE NO. 3451 AND AUTHORIZING THE CITY MANAGER TO SIGN THE APPLICABLE DONATION OF ART AND TRANSFER OF OWNERSHIP FORMS ON BEHALF OF THE CITY OF LONGVIEW.

This agenda item was rescheduled to November 4, 2021, under Changes to Agenda.

12. MAYOR'S REPORT

Mayor Wallis provided a verbal report.

13. COUNCILMEMBERS' REPORTS

Councilmember Schott provided a verbal report.

Councilmember Kendall provided a verbal report.

**21- RESOLUTION 2376: A RESOLUTION OF THE CITY OF LONGVIEW, WASHINGTON,
0001033 OPPOSING A LOCAL INCOME TAX ON THE RESIDENTS AND BUSINESSES OF THE CITY**

RECOMMENDED ACTION:

A MOTION ADOPTING THE ATTACHED PROPOSED RESOLUTION ENTITLED "A RESOLUTION OF THE CITY OF LONGVIEW, WASHINGTON, OPPOSING A LOCAL INCOME TAX ON THE RESIDENTS AND BUSINESSES OF THE CITY".

A motion was made by Councilmember Makinster, seconded by Mayor Pro Tem Wallin, to adopt the attached proposed resolution entitled "A Resolution of the City of Longview, Washington, Opposing a Local Income Tax on the Residents and Businesses of the City". The motion carried unanimously.

Spencer Boudreau of Longview provided public comment.

Duncan Chambers of Longview provided public comment.

Chuck Wallace of Longview provided public comment.

14. CONSENT CALENDAR

A motion was duly made and passed approving the items on the Consent Calendar as though acted on individually.

**21- APPROVAL OF CLAIMS
0001034**

**1ST HALF OCTOBER ACCOUNTS PAYABLE
1ST HALF OCTOBER PAYROLL**

15. CITY MANAGER'S REPORT

City Manager Sacha provided a verbal report.

16. MISCELLANEOUS

17. ADJOURNMENT

The meeting was adjourned at 7:59 p.m.

Kaylee Cody
City Clerk

Approved: _____
Mayor

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NEXT REGULAR COUNCIL MEETINGS:

**THURSDAY, NOVEMBER 4, 2021 - 7:00 P.M. (SPECIAL MEETING - NOVEMBER MEETINGS
RESCHEDULED DUE TO THANKSGIVING HOLIDAY)**

THURSDAY, NOVEMBER 18, 2021 - 7:00 P.M. (SPECIAL MEETING)



City of Longview

Agenda Summary

PROPOSED REVENUE SOURCES FOR THE 2022 GENERAL FUND BUDGET

RECOMMENDED ACTION:

CONDUCT THE PUBLIC HEARING

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: Continue effective financial management

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

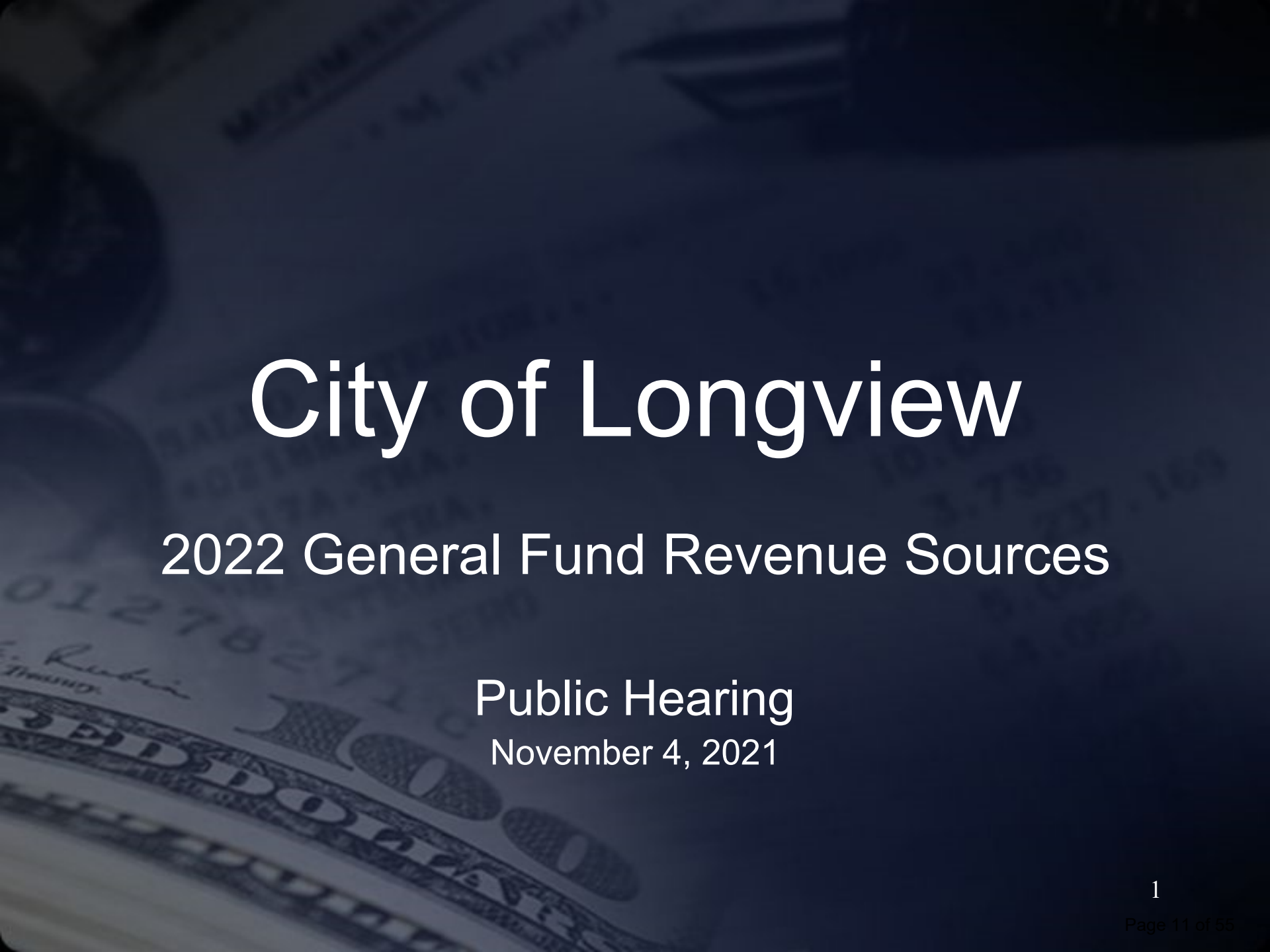
RCW 84.55.120 requires cities that collect regular property tax levies to hold a public hearing on the revenue sources for the following year's current expense budget. The hearing must include consideration of possible increases in the property tax revenues and shall be held prior to the time that the City levies the taxes or makes the request to have the taxes levied. Staff will present the General Fund's revenue sources that include the ad valorem tax levy rate for the 2022 General Fund budget for Council's consideration.

STAFF CONTACT:

Kurt Sacha, City Manager

Attachments:

1. 2022 Revenue Sources PH (2021 1104)

The background of the slide is a dark blue overlay on a close-up image of US dollar bills. The bills are slightly out of focus, showing details like the serial number '01278271' and the word 'DOLLAR'.

City of Longview

2022 General Fund Revenue Sources

Public Hearing

November 4, 2021

General Fund Revenue Sources

The General Fund of the City of Longview delivers a wide range of services to the citizens of this city.

- General Government
- Public Safety
- Transportation
- Community Development
- Culture & Recreation

➤ Taxes

➤ Licenses & Permits

➤ Intergovernmental

➤ Charges for Services

➤ Fines & Forfeits

➤ Miscellaneous

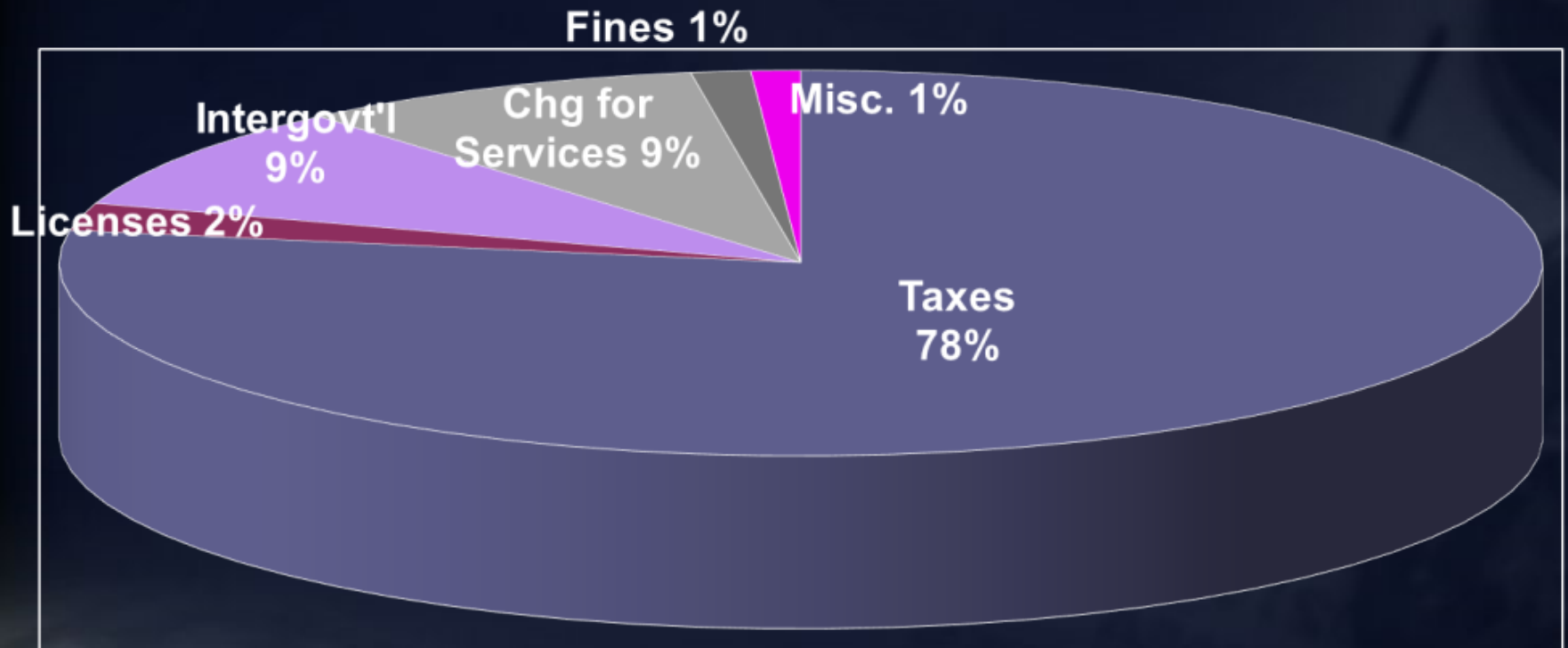
➤ Transfers

2022 General Fund Budgeted Revenues

Source:	Amount
Taxes	\$31,037,640
Licenses & Permits	921,650
Intergovernmental	3,492,400
Charges for Services	3,554,340
Fines & Forfeits	519,770
Miscellaneous	393,300
Other Financing Sources	<u>38,500</u>
Total Revenues	\$39,957,600 ₃

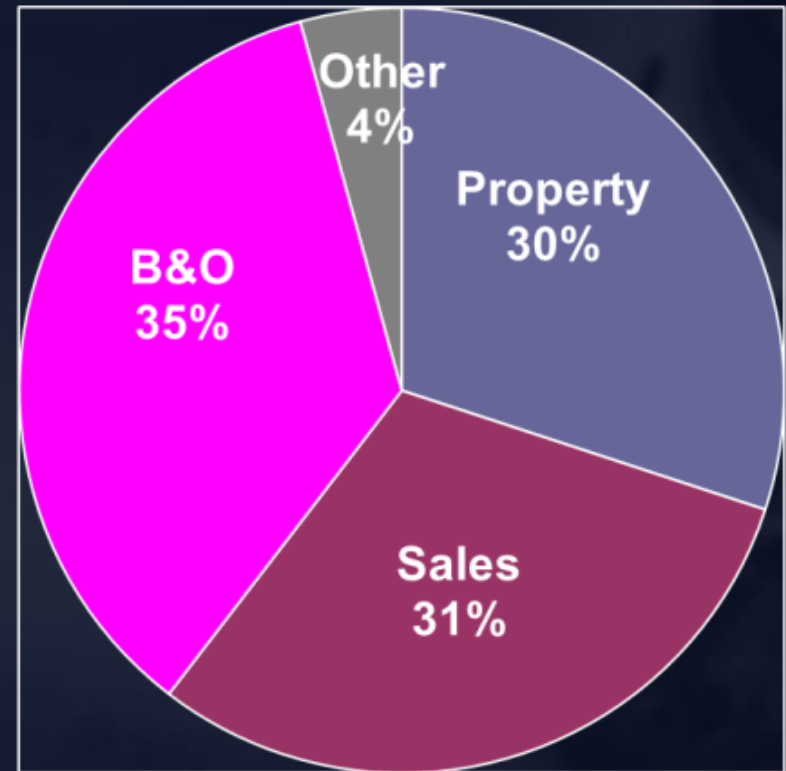
2022 Revenue Sources

(by category/percent)



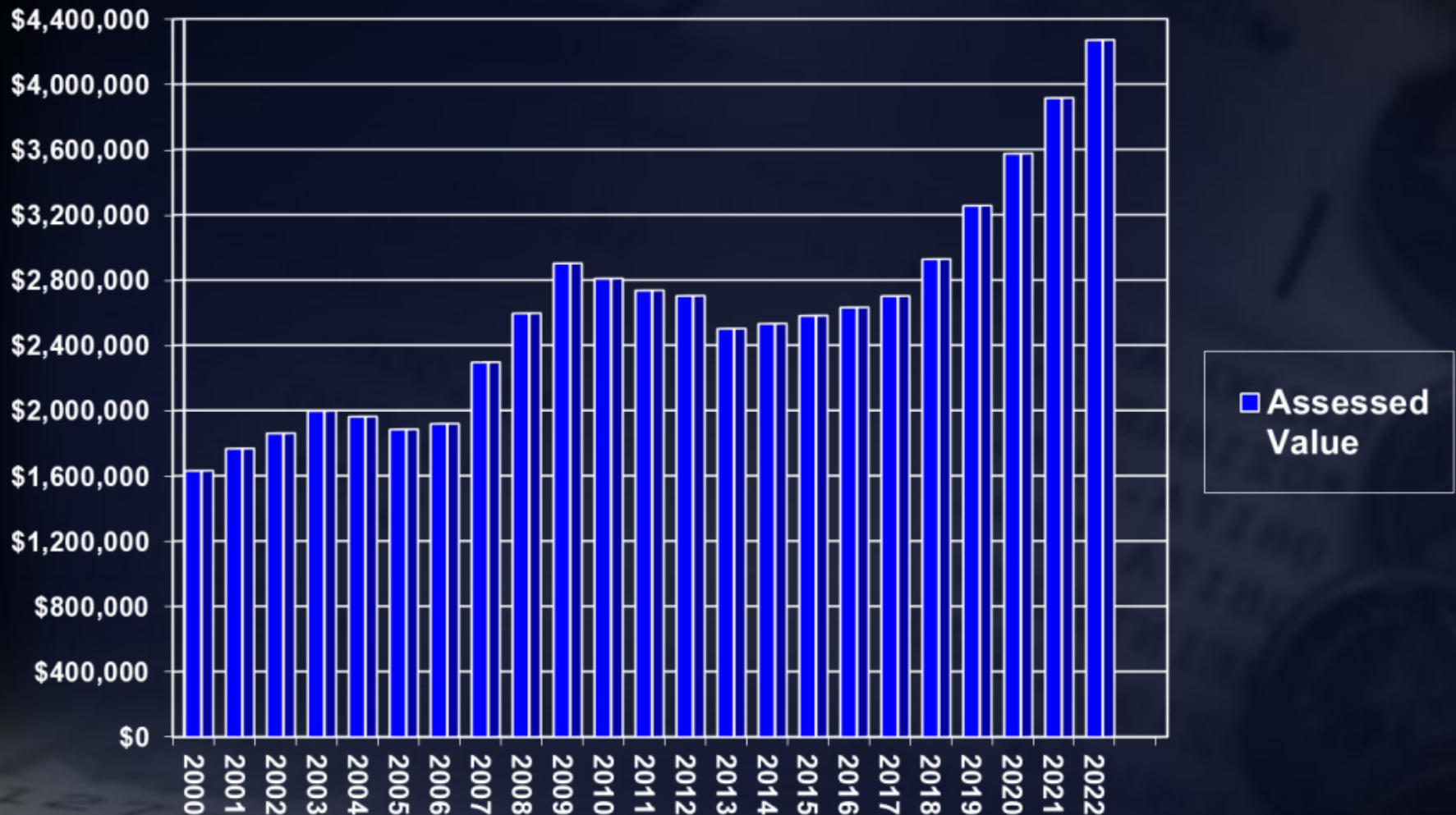
2022 Budgeted General Fund Taxes

<u>Tax</u>	<u>Amount</u>
Property	\$9,290,500
Sales	9,602,500
B&O	10,852,390
Other	<u>1,292,250</u>
Total	<u>\$31,037,640</u>



History of Assessed Property Values

(in the 000's)



2022 assessed value in the amount of \$4.3 billion is up 9.1% from 2021 assessed value of \$3.9 billion.

Assessed Value/Property Tax Comparison

City of Longview

Year	Assessed Value	% Chg	Levy Rate	Property Tax
2013	\$2,502,611,760		\$3.41	\$8,533,950
2014	\$2,532,716,797	1.2%	\$3.42	\$8,671,021
2015	\$2,581,691,836	1.9%	\$3.43	\$8,846,768
2016	\$2,632,167,111	2.0%	\$3.40	\$8,946,920
2017	\$2,702,263,377	2.7%	\$3.35	\$9,064,379
2018	\$2,928,021,239	8.4%	\$3.16	\$9,249,163
2019	\$3,255,976,089	11.2%	\$2.89	\$9,396,286
2020	\$3,575,298,668	9.8%	\$2.64	\$9,434,878
2021	\$3,916,064,766	9.5%	\$2.42	\$9,457,493
2022	\$4,271,156,960	9.1%	\$2.28	\$9,755,798

SCENARIO 1

Scenario 1: 0% Increase + New Construction + Administrative Refund

Levy Rate	2020 \$2.64	2021 \$2.42	2022 \$2.23	Revenue Increase
Highest Lawful Levy	\$9,528,840	\$9,608,819	\$9,755,798	
0% Increase over prior year			\$9,457,493	
New Construction			50,890	
Administrative Refund*			29,497	
Actual Levy	\$9,434,878	\$9,457,493	\$9,537,880	\$80,387
Banked Capacity	\$93,962	\$151,326	\$217,918	

Scenario 2: 1% Increase + New Construction + Administrative Refund

Levy Rate	2020 \$2.64	2021 \$2.42	2022 \$2.26	Revenue Increase
Highest Lawful Levy	\$9,528,840	\$9,608,819	\$9,755,798	
1% Increase over prior year			\$9,552,068	
New Construction			50,890	
Administrative Refund*			29,497	
Actual Levy	\$9,434,878	\$9,457,493	\$9,632,455	\$174,962
Banked Capacity	\$93,962	\$151,326	\$123,343	

Scenario 3: 1% Increase + New Construction + Administrative Refund + Banked Capacity

Levy Rate	2020 \$2.64	2021 \$2.42	2022 \$2.29	Revenue Increase
Highest Lawful Levy	\$9,528,840	\$9,608,819	\$9,755,798	
1% Increase over prior year			\$9,552,068	
New Construction			50,890	
Administrative Refund*			29,497	
Banked Capacity			151,326	
Actual Levy	\$9,434,878	\$9,457,493	\$9,783,781	\$326,288
Banked Capacity	\$93,962	\$151,326	\$0.00	

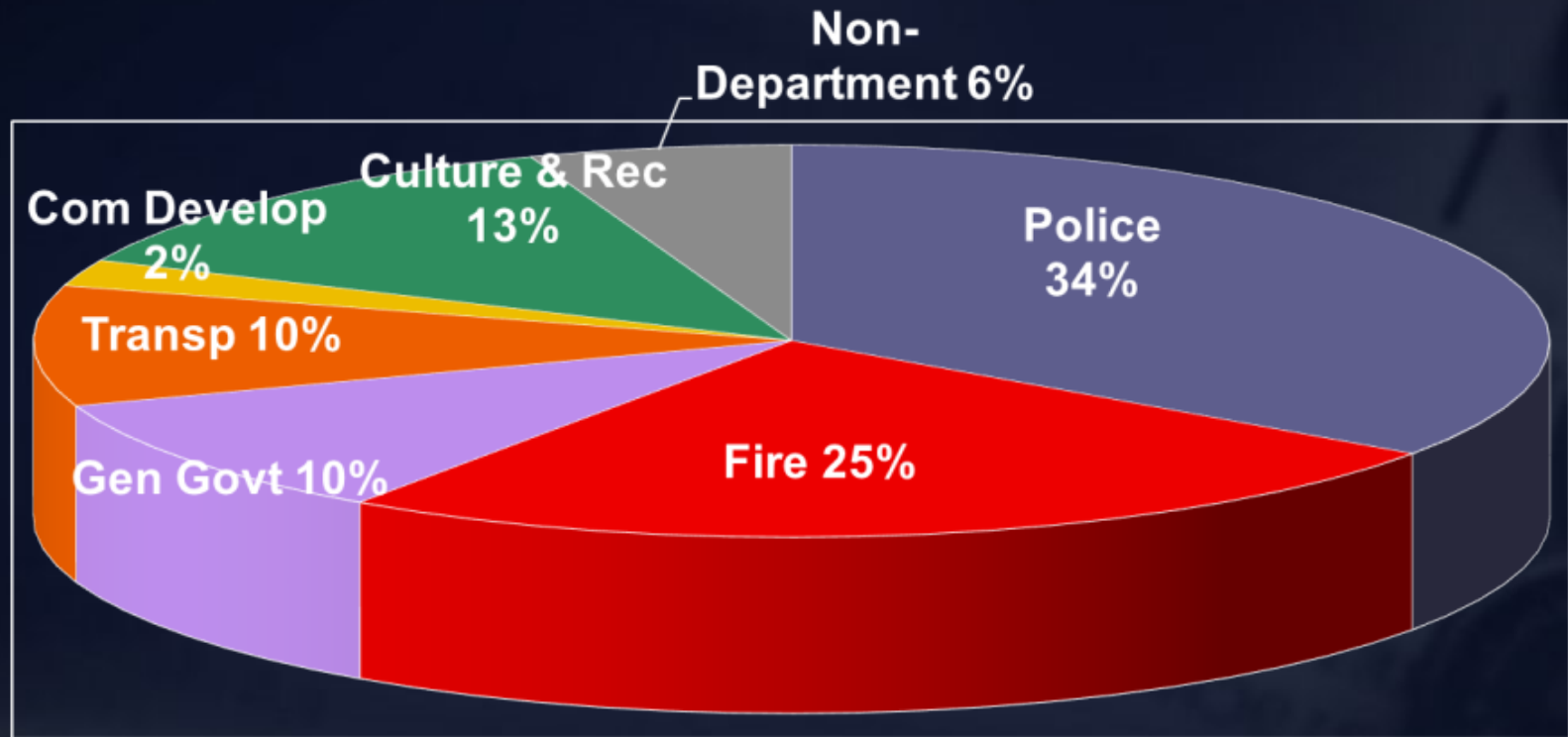
*Note: Administrative refunds are not included in the current year's levy

2021-2022 City of Longview Property Tax Comparison

Example: Typical, average quality, 1-story, 1770 sf Longview home

2022 City of Longview Property Tax Due on <u>\$306,660 AV</u>	2021 City of Longview Property Tax Due on <u>\$289,350 AV</u>	Change in City of Longview Portion of Taxpayer Liability
Scenario 1: 0% Increase + New Construction + Administrative Refund		
\$684.80	\$698.79	(\$14.00)
Scenario 2: 1% Increase + New Construction + Administrative Refund		
\$691.59	\$698.79	(\$7.20)
Scenario 3: 1% Increase + New Construction + Administrative Refund + Banked Capacity		
\$702.45	\$698.79	\$3.66

2022 General Fund Expenditures



2022 General Fund Expenditure Total = \$42,106,500

General Fund Cost Drivers

➤ Intergovernmental Contracts:

- Prisoner Room & Board

➤ Retired LEOFF Disability Costs

➤ Public Safety

- Behavioral Health Specialists
- Body Worn Cameras/Increase in Public Disclosure Requests

➤ Homelessness

➤ Deferred Building Maintenance

- Library
- Senior Center
- Mint Valley Pro-Shop
- Longview Women's Club

2022 Revenue Sources

The end.



City of Longview

Agenda Summary

PC 2021-9 PLANNING COMMISSION RECOMMENDATION: PROPOSED AMENDMENT TO APPROVED SUBDIVISION PLAT, THE VILLAGE AT OVERLOOK PUD.

RECOMMENDED ACTION:

MOTION TO ADOPT THE FINDINGS AND RECOMMENDATION OF THE PLANNING COMMISSION AND AMEND THE PLAT FOR THE VILLAGE AT OVERLOOK PUD AS CONTAINED IN EXHIBIT A.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Preserve and enhance neighborhoods
Continue effective financial management

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

At the October 6 regular Planning Commission meeting, a public hearing was held on a request to amend the approved subdivision plat for The Village at Overlook PUD. The request is to amend a note on the plat restricting access to City View Boulevard for certain lots, to allow a limited access second driveway for lot 14. Staff recommended including a second change, to eliminate Open Space tract 'A' and incorporate its land into adjacent parcels. This recommendation is related to the original request because lot 14 has a narrow sliver of Open Space tract 'A' between it and the City View Boulevard right of way. Open Space tract A was either dedicated to the City with the original plat or ended up in City ownership in the intervening decade the subdivision sat vacant.

Maintenance of the area by the City long-term was found to be more than the cost of deeding the land to adjacent owners and amending the plat to eliminate it.

In many new subdivisions, covenants, conditions and restrictions (CC&Rs) are recorded with the plat and call for establishment of a home owners association (HOA). As covenants are private restrictions, staff accepted the application with the warning that the applicant proceeds at their own risk if any covenants are in effect which would conflict with the changes requested. Staff also notes that the signatures of support obtained by the applicant represent potential votes to amend any such CC&Rs that may be in effect. To date staff has not been contacted by any active HOA for this subdivision.

STAFF CONTACT:

Adam Trimble, Interim Planning Manager

Attachments:

1. 211028 Memo_City_Council Re plat amendment to The Village at Overlook PUD
2. Exhibit A sheet 2, The Village at Overlook PUD
3. PC 2021-6 Staff Report Plat amendment Village at Overlook PUD
4. PC 2021-9 Exhibits
5. Depiction of Open Space tract A City View Blvd - Google Maps
6. The Village at Overlook PUD plat pages 1-4



Memorandum

October 28, 2021

TO: Longview City Council

FROM: Adam Trimble, Interim Planning Manager

SUBJECT: PC 2021-9 Proposed amendment to approved subdivision plat,
The Village At Overlook PUD.

At the October 6 regular Planning Commission meeting, a public hearing was held on a request to amend the approved subdivision plat for The Village at Overlook PUD. The request is to amend a note on the plat restricting access to City View Boulevard for certain lots, to allow a limited access second driveway for lot 14. Staff recommended including a second change, to eliminate Open Space tract 'A' and incorporate its land into adjacent parcels. This recommendation is related to the original request because lot 14 has a narrow sliver of Open Space tract 'A' between it and the City View Boulevard right of way. Open Space tract A was either dedicated to the City with the original plat or ended up in City ownership in the intervening decade the subdivision sat vacant. Maintenance of the area by the City long-term was found to be more than the cost of deeding the land to adjacent owners and amending the plat to eliminate it.

As in many new subdivisions, covenants, conditions and restrictions (CC&Rs) are recorded with the plat and call for establishment of a home owners association (HOA). As covenants are private restrictions, staff accepted the application with the warning that the applicant proceeds at their own risk if any covenants are in effect which would conflict with the changes requested. Staff also notes that the signatures of support obtained by the applicant represent enough votes to amend any such CC&Rs that may be in effect. To date staff has not been provided with any CC&Rs or been contacted by any active HOA for this subdivision.

Here are the findings and recommendation of the Planning Commission:

FINDINGS

1. For lot 14, the public interest in limiting the properties in The Village at Overlook PUD vehicle access only onto Alexia Ct. is outweighed by the interest in providing a property the opportunity to request an administrative variance for a second driveway recognizing there are private interests and unique circumstances that may need the remedy.
2. One year after approval of the subdivision in question, in 2008, the City adopted an access management ordinance which also prohibits access to City View Blvd but provides the opportunity to request an administrative variance to allow such access.
3. City View Blvd has 36' feet of pavement providing four lanes of width and is generally flat and straight at the location where the driveway is requested.
4. For lot 14 which is both closer to City View Blvd and has a flatter slope to City View Blvd than surrounding lots, staff has concluded that a request for a variance to allow a second approach for a limited use driveway would likely be approved.

RECOMMENDATION

Based on the analysis of the issues and findings of fact, the Planning Commission recommends the City Council approve the amendment requested to The Village at Overlook PUD plat to:

1. Remove Lot 14 from 'Note B' on page 2, and
2. Correct the street name Mignonne to Alexia Court, and
3. Adjust or vacate Open Space Tract A as determined by the Public Works Director.

The staff report, which contains the full discussion and analysis is attached.

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

Exhibit A: Proposed amendments to plat in red.

NOTE:

THE FRONT YARD SETBACK LINE SHALL BE 25' FOR ALL LOTS.

SEE PAGE 3 OF 4 FOR EASEMENT DETAILS.

PART OF THE NE1/4 NE1/4; NW1/4 NE1/4;
SW1/4 NE1/4 & SE1/4 NE1/4 OF
SECTION 28 -T.8N.-R.2.W.W.M.
COWLITZ COUNTY, WASHINGTON

Vacate Open Space Tract
A and deed to adjacent
property owners.

THE VILLAGE AT OVERLOOK P.U.D.

METHOD OF SURVEY

FIELD TRAVERSE USING A TOPCON GTS-603
(00'00'03") TOTAL STATION. THIS SURVEY MEETS
OR EXCEEDS THE ACCURACY STANDARDS AS
SET FORTH IN WAC 332-130-080 & 090.

SCALE: 1"=100 FEET



BASIS OF BEARING: NE COR. SEC. 28 (LONGBELL MON. #315)
TO 3/4" I.P. 913' WEST OF SEC. CORNER PER SURVEY
FILED IN VOLUME 11, PAGES 93-96 RECORDS OF
COWLITZ COUNTY, WASHINGTON

CITY VIEW TERRACE NO. 1
PROPERTY LINE PER
QUIT CLAIM DEEDS
FILED UNDER
AFN 3341819
AND
AFN 3341817

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
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LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28

CURVE TABLE

FOR THIS PAGE ONLY

Curve	Radius	Length	Delta
C1	375.00'	209.55'	32°00'58"
C2	15.00'	12.09'	46°11'13"
C3	15.00'	12.09'	46°11'13"
C4	15.00'	12.09'	46°11'13"
C5	15.00'	12.09'	46°11'13"
C6	15.00'	23.56'	90°00'15"
C7	15.00'	23.56'	89°59'45"
C8	50.00'	28.89'	33°06'22"
C9	50.00'	40.21'	46°04'52"
C10	50.00'	100.03'	114°37'30"
C11	50.00'	41.27'	47°18'06"
C12	50.00'	45.39'	52°00'57"
C13	50.00'	15.33'	17°34'15"
C14	50.00'	73.36'	84°04'09"
C15	50.00'	30.00'	34°22'39"
C16	50.00'	40.22'	46°05'27"
C17	50.00'	55.24'	63°18'01"
C18	50.00'	23.53'	26°57'54"
C19	330.00'	68.52'	11°53'49"
C20	251.45'	71.51'	16°17'43"
C21	205.01'	80.85'	22°35'49"
C22	246.44'	46.40'	10°47'19"
C23	210.02'	62.41'	17°01'31"
C24	210.02'	21.02'	5°44'04"
C25	15.00'	23.56'	90°00'00"
C26	15.00'	23.65'	90°20'02"

REFERENCE SURVEYS

- 1) SURVEY FILED IN VOLUME 11, PAGES 93-96 BY LS 22094
- 2) PLAT OF "THE HILL ESTATES" IN VOLUME 12, PAGES 95-98 LS 22094
- 3) PLAT OF "VIEW RIDGE ESTATES NO. 2 PHASE 1A" IN VOL. 12, PAGE 74
- 4) PLAT OF "CITY VIEW TERRACE NO. 1" IN VOL. 11, PAGE 59
- 5) SURVEY FILED IN VOLUME 27, PAGES 83-84 BY LS 29269

NOTE:

"A"
THIS UTILITY PARCEL IS A TRACT OF LAND HEREBY CONVEYED TO THE CITY OF
LONGVIEW FOR THE PURPOSES OF OPERATING AND MAINTAINING A STORMWATER
DETENTION FACILITY.

"B"
LOTS 13, 14, 15, 16, 17, 18, 19 AND 20 SHALL HAVE NO ACCESS OFF CITY
VIEW BLVD.
"ACCESS TO BE OFF MIGNONNE COURT ONLY."

"C"
ACCESS FOR LOTS 18 AND 19 SHALL BE LOCATED AS FAR AS FEASIBLE FROM
THE INTERSECTION. THE FINAL LOCATION OF THE DRIVEWAYS MUST BE
APPROVED BY THE CITY ENGINEER.

ADDRESSES "Alexia Court"

- LOT 1 = 1 MIGNONNE COURT
LOT 2 = 5 MIGNONNE COURT
LOT 3 = 9 MIGNONNE COURT
LOT 4 = 13 MIGNONNE COURT
LOT 5 = 17 MIGNONNE COURT
LOT 6 = 21 MIGNONNE COURT
LOT 7 = 25 MIGNONNE COURT
LOT 8 = 29 MIGNONNE COURT
LOT 9 = 33 MIGNONNE COURT
LOT 10 = 37 MIGNONNE COURT
LOT 11 = 41 MIGNONNE COURT
LOT 12 = 45 MIGNONNE COURT

ADDRESSES

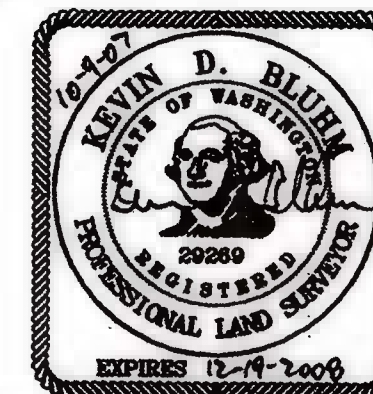
- LOT 13 = 48 MIGNONNE COURT
LOT 14 = 44 MIGNONNE COURT
LOT 15 = 40 MIGNONNE COURT
LOT 16 = 36 MIGNONNE COURT
LOT 17 = 32 MIGNONNE COURT
LOT 18 = 28 MIGNONNE COURT
LOT 19 = 24 MIGNONNE COURT
LOT 20 = 20 MIGNONNE COURT

LEGEND

- FOUND 5/8" REBAR W/PLASTIC CAP: DEA LS 22094
PER REF. SURVEYS #1 OR #2
- FOUND 3/4" IRON PIPE PER REF. SURVEY #1 OR #2
(UNLESS NOTED OTHERWISE)
- △ FOUND MONUMENT AS NOTED
- PREVIOUSLY SET 1/2" x 24" REBAR W/YELLOW
PLASTIC CAP: K. BLUHM LS 29269
ON REF. SURV. #5
- CORNERS TO BE SET UPON COMPLETION OF
FINAL PLAT WITH A RECORD OF SURVEY FILED
- CENTERLINE MONUMENTS TO BE SET UPON COMPLETION
OF FINAL PLAT WITH A RECORD OF SURVEY FILED

LINE CALL TABLE FOR THIS PAGE ONLY

Course	Bearing	Distance
L1	N 35°48'49" E	109.00'
L2	N 35°48'49" E	94.00'
L3	S 54°10'56" E	35.96'
L4	N 35°48'49" E	89.25'
L5	N 35°48'49" E	108.97'
L6	N 35°48'49" E	108.96'
L7	N 35°48'49" E	108.95'
L8	N 35°48'49" E	108.93'
L9	N 35°48'49" E	108.92'
L10	N 35°48'49" E	108.91'
L11	N 35°48'49" E	108.89'
L12	N 35°48'49" E	94.99'
L13	N 35°49'04" E	15.00'
L14	S 10°22'09" E	15.00'
L15	S 10°22'28" E	50.00'
L16	N 22°43'54" E	50.00'
L17	S 63°23'19" E	50.00'
L18	S 17°18'27" E	50.00'
L19	S 29°59'39" W	50.00'
L20	S 82°00'36" W	50.00'
L21	S 82°00'17" W	15.00'
L22	N 35°49'04" E	15.00'
L23	N 54°10'56" W	18.01'
L24	N 54°10'56" W	47.04'
L25	S 35°49'04" W	15.00'
L26	N 10°22'09" W	15.00'
L27	N 10°22'09" W	50.00'
L28	S 07°12'07" W	50.00'
L29	S 88°43'44" E	50.00'
L30	N 54°21'05" W	50.00'
L31	S 08°15'38" E	50.00'
L32	N 55°02'23" E	50.00'
L33	N 82°00'17" E	50.00'
L34	N 82°00'17" E	15.00'
L35	S 35°49'04" W	15.00'
L36	S 54°10'56" E	39.56'
L37	S 54°10'56" E	70.00'
L38	N 35°49'04" E	15.00'
L39	S 54°11'11" E	15.00'
L40	S 54°11'11" E	15.00'
L41	S 35°49'04" W	15.00'
L42	S 70°08'52" E	25.43'
L43	S 70°08'52" E	46.68'
L44	N 35°48'49" E	121.31'
L45	N 35°48'49" E	112.45'
L46	N 35°48'49" E	88.60'
L47	N 35°48'49" E	112.04'
L48	N 35°48'49" E	111.64'
L49	N 35°48'49" E	96.21'
L50	N 35°48'49" E	92.86'
L51	N 35°48'49" E	107.40'
L52	N 19°51'40" E	246.45'
L53	N 19°51'08" E	251.45'
L54	N 66°05'14" E	100.48'
L55	N 36°08'51" E	251.45'
L56	N 30°38'59" E	246.45'
L57	N 35°48'49" E	2.91'
L58	S 54°11'11" E	15.00'
L59	N 36°08'51" E	15.00'
L60	S 53°51'09" E	15.00'
L61	N 36°08'51" E	15.00'



BLUHM & ASSOCIATES LAND SURVEYORS, INC.

1068 S. MARKET BLVD. CHEHALIS, WA 98532
PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: C. NORMAN	DATE: OCTOBER 4, 2007	JOB # 06-120_VILLAGE
CHECKED BY: K. BLUHM	SCALE: 1" = 100'	COMP KB's
		SHEET 2 OF 4



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 2021-9

RELATED CASES:

HEARING DATE: October 6, 2021

PROPOSAL: Application to modify an approved subdivision or planned unit development: The Village at Overlook PUD [recorded at Volume 14, Page 68], to allow lot 14 to have vehicle access to City View Blvd. [Exhibit A]

LOCATION: The Village at Overlook PUD comprises lots 1-20 on Alexia Court. Addresses are Parcel No.: Parcel Number(s): 107460100, 107200100.

APPLICANT: John and Ann Lucas, owners of 42 Alexia Court, [Lot 14].

PROPERTY OWNER: Various- staff counts 13 different owners of the 20 lots.

SEPA DETERMINATION: Not required.

I. **BACKGROUND**

The application before the Planning Commission is to amend the plat of a recorded subdivision. This is a rare occurrence but is provided for in local and state law where RCW 58.17.215 lays out the procedure. The plat requested to be amended is The Village at Overlook PUD, recorded in 2007. The application is essentially a request for a second driveway onto City View Blvd for a newly built home on Alexia Ct. The original subdivision plat contains a Note that “Lots 13, 14, 15, 16, 17, 18, 19 and 20 shall have no access off City View Blvd. ‘Access to be off [Alexia Ct.] Only’”. The way the neighborhood is oriented, the lots listed above front on both Alexia Ct and City View Blvd. Staff at the time intended to make it clear what local laws now also require, that access be provided from the street with less traffic (or lower functional classification).

The applicants own lot 14 and have requested a second driveway. Exhibit B is a photo of the proposed location for the second driveway. The application states that the second driveway will be for infrequent use by hobby vehicles and this is supported by the presence of a fence with a gate across the access to match the fence across the rear yard. A pass-through garage further supports the point that the second driveway will not be used regularly or as a sole point of access for vehicles. Staff informed the applicants that under law adopted in 2008, an administrative variance can be granted by the Public Works Director for a second access to a property, except the prohibition on the face of the plat prevents consideration. The owners have chosen to follow the procedure to amend the plat. Exhibit C depicts the proposed amendment to the plat.

A. **GENERAL SITE INFORMATION**

<i>Zoning District:</i>	R-2 PUD (planned unit development)
<i>Comprehensive Plan Designation:</i>	Medium Density Residential
<i>Adjacent Land Uses:</i>	<u>North:</u> Single family homes, and vacant lots on City View Blvd. <u>East:</u> Open space for the subdivision, steep slopes <u>South:</u> City of Longview reservoirs <u>West:</u> Single family homes
<i>Adjacent Zoning Designations:</i>	R-1 Residential, R-2 PUD Residential.
<i>Parcel Size (square feet):</i>	Typical lots on Alexia Ct. are between 7,000 and 8,500 sq. ft. in area.
<i>Existing Vegetation:</i>	The subdivision has some open space with large trees on the east side. The built lots are landscaped while vacant lots remain stripped in preparation for construction
<i>Existing Structures:</i>	None.

<i>Geologic Hazards:</i>	Not applicable to this request.
<i>Shoreline Designation:</i>	N/A
<i>Floodplains:</i>	No mapping indicators
<i>Frequently Flooded Areas:</i>	No mapping indicators
<i>Wetlands:</i>	None.
<i>Steep Slopes:</i>	Not applicable to this application
<i>Unstable Soils:</i>	Not applicable to this application
<i>Soils Description:</i>	N/A
<i>Soil Characteristics:</i>	N/A
<i>Gradient of Soils on-site:</i>	Alexia Ct is estimated to be 8 feet higher than City View Blvd at lot 14.
<i>Seismic Liquefaction:</i>	N/A
<i>Critical Area Recharge Areas:</i>	N/A

B. LAND USE HISTORY

The Village at Overlook PUD was granted final plat in 2007 and then sat vacant for the next 10 years. There are now 10 homes on the 20 lots and permits pending for three more. The related subdivision north of this property, Overlook PUD likewise has seen new homes built in the last 10 years after a period of no activity.

C. KEY ISSUES

Access Management

D. Applicable laws: *Staff response in italics*

RCW [58.17.215](#)

Alteration of subdivision—Procedure.

When any person is interested in the alteration of any subdivision or the altering of any portion thereof, except as provided in RCW [58.17.040](#)(6), that person shall submit an application to request the alteration to the legislative authority of the city, town, or county where the subdivision is located. The application shall contain the signatures of the majority of those persons having an ownership interest of lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered.

There are 13 different owners in the subdivision. Exhibit A contains the signatures of 7 different owners in the subdivision representing a majority.

If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the application for alteration would result in the violation of a covenant,

the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the subdivision or portion thereof.

The application did not include any covenants or agreements to alter any covenants. As covenants are private restrictions staff accepts the application with the warning that the applicant proceeds at their own risk if any covenants are in effect.

Upon receipt of an application for alteration, the legislative body shall provide notice of the application to all owners of property within the subdivision, and as provided for in RCW [58.17.080](#) and [58.17.090](#). The notice shall either establish a date for a public hearing or provide that a hearing may be requested by a person receiving notice within fourteen days of receipt of the notice.

Notice was mailed to all owners in the subdivision per the requirements of the Longview Subdivision Code, the City View Right of Way adjacent to the property was posted with a notice of public hearing and a notice of public hearing appeared in The Daily News 10 days and 3 days prior to the public hearing [Exhibit D].

The legislative body shall determine the public use and interest in the proposed alteration and may deny or approve the application for alteration.

Staff has proposed a finding that for this particular lot 14, the public interest in limiting a property to one access from the minor street is outweighed by the interest in providing a property the opportunity to request an administrative variance for a second driveway given their private interest and or unique circumstances.

If any land within the alteration is part of an assessment district, any outstanding assessments shall be equitably divided and levied against the remaining lots, parcels, or tracts, or be levied equitably on the lots resulting from the alteration. If any land within the alteration contains a dedication to the general use of persons residing within the subdivision, such land may be altered and divided equitably between the adjacent properties.

There is land in the alteration that contains a dedication to the general use of persons residing in the subdivision: Open Space Tract A containing a narrow, steep embankment from the right-of-way line up to the level surface of all the lots on City View Blvd will be crossed by the proposed second approach. The ownership of the land in Tract A is currently attributed to City of Longview, likely due to the 10 year delay in forming a homeowners association for this and nearby subdivisions. The City intends to vacate or dispose of property in Tract A, with land returning to adjacent properties.

After approval of the alteration, the legislative body shall order the applicant to produce a revised drawing of the approved alteration of the final plat or short plat, which after signature of the legislative authority, shall be filed with the county auditor to become the lawful plat of the property.

This section shall not be construed as applying to the alteration or replatting of any plat of state-granted tide or shore lands.

E. APPLICABLE CODE SECTIONS

The Longview **Access Management Ordinance LMC 12.60.060** provides **Access Standards:**

(a) Number of Driveways per Property. Property owners shall be granted one access per property. Variance requests for additional driveways must be supported by a transportation impact analysis. Any such access proposed through the variance process shall conform to these

standards. If the property has frontage along two streets, access shall be from the lower classification street. Final approval of access (per property) is made by the director.

F. STAFF DISCUSSION

As noted above, the subdivision was approved in 2007 with the note prohibiting access to City View Blvd for certain lots. In 2008 the City adopted an Access Management Ordinance which also prohibits access to City View Blvd but provides the opportunity to request an administrative variance. In this instance, for lot 14 which is both closer to City View Blvd and has a shallower slope to City View Blvd than surrounding lots, staff has concluded that an request for a variance to allow a second approach for a limited use driveway would likely be approved. City View Blvd has 36' feet of pavement providing four lanes of width and is generally flat and straight at the location where the driveway is requested.

II. STAFF FINDINGS

1. For lot 14, the public interest in limiting the properties in The Village at Overlook PUD vehicle access only onto Alexia Ct. is outweighed by the interest in providing a property the opportunity to request an administrative variance for a second driveway recognizing there are private interests and unique circumstances that may need the remedy.
2. One year after approval of the subdivision in question, in 2008, the City adopted an access management ordinance which also prohibits access to City View Blvd but provides the opportunity to request an administrative variance to allow such access.
3. City View Blvd has 36' feet of pavement providing four lanes of width and is generally flat and straight at the location where the driveway is requested.
4. For lot 14 which is both closer to City View Blvd and has a shallower slope to City View Blvd than surrounding lots, staff has concluded that a request for a variance to allow a second approach for a limited use driveway would likely be approved.

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 amendment requested to The Village at Overlook PUD plat to:

1. remove Lot 14 from 'Note B' on page 2, and
2. Correct the street name Mignonne to Alexia Court, and
3. Adjust or vacate Open Space Tract A as determined by the Public Works Director.

IV. EXHIBITS

- A. Application
- B. Photo
- C. Proposed amendment

D. Public Notice

Report date: October 28, 2021



Subdivision Plat Alteration Application

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

Application to Alter an approved Subdivision or Planned Unit Development

LMC 19.80.200, 19.66.130(3) & RCW 58.17.215

Case Number:

Related Case Number:

THIS SECTION FOR OFFICE USE ONLY:

Application is hereby made to the Longview Planning Commission for a Plat Alteration pursuant to Section **19.80.200 or 19.66.130(3)** of the Longview Municipal Code.

19.80.200 Alteration or vacation of approved subdivisions.

Alterations or vacations of approved, recorded subdivisions shall be processed pursuant to RCW 58.17.215 and all applicable portions of this title. (Ord. 3090 § 2, 2009).

19.66.130 PUD amendments.

(3) Modification to an approved PUD shall be reviewed in accordance with the plat alteration standards set forth in this title and Chapter 58.17 RCW as applicable. In addition, all modifications to an approved PUD shall be reviewed for compliance with this chapter, including the hearing and notice provisions. (Ord. 3033 § 2, 2007).

The following required information must be furnished and filing fee paid before this application will be accepted by the City of Longview for a public hearing before the Longview Planning Commission.

Applicant: JOHN & ANN LUCAS

Phone: 360-562-5665
360-431-5826

Mailing Address: 42 ALEXIA COURT
(Street or PO Box)

Fax: N/A

City: LONGVIEW

Email:

State: WA

Zip: 98632

lucasclan@comcast.net

Subdivision for which plat alteration is proposed: VILLAGE AT OVERLOOK PUD

LOT # 14

PARCEL # 103660814

THE VILLAGE AT OVERLOOK PUD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, AT PAGES 68 THRU 71, UNDER AUDITORS FILE NO. 3353896 RECORDS OF COWLITZ COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

State what alterations are proposed to be made to the subdivision or PUD:

ADDITION OF A LIMITED USE DRIVEWAY AT THE REAR OF PROPERTY ONTO CITYVIEW BLVD. INCLUDING REMOVAL OF SIDEWALK, CUTTING OF CURB AND REPLACEMENT OF SIDEWALK/APPROACH ACCORDING TO CITY STANDARDS & REQUIREMENTS

DRIVEGATES TO MATCH FENCE TO BE INSTALLED ACROSS DRIVEWAY.

NOTES ON PRE-APPROVED SUBDIVISION (SEE ATTACHED EXHIBIT "A") STATES THAT "LOTS 13-20 SHALL HAVE NO ACCESS OFF CITYVIEW BLVD. ACCESS TO BE OFF MIGNONNE COURT ONLY." MIGNONNE COURT WAS CHANGED LATER TO ALEXIA COURT. THIS RESTRICTION WAS INTENDED TO ENSURE HOMES WERE BUILT TO FACE MIGNONNE COURT. (ALEXIA)

(Attach additional sheets, if necessary)

(Attach an altered plat map with application)

State your reason(s) for applying to alter the subdivision or PUD Plat:

- FOR LIMITED ACCESS TO PROPERTY AND GARAGE DOOR AT REAR OF GARAGE FROM CITYVIEW BLVD. PRIMARILY FOR A "COLLECTOR VEHICLE".
- DUE TO THE STEEP GRADE OF GIBBS LANE, WHICH GIVES ACCESS TO ALEXIA COURT FROM CITYVIEW BLVD., THE PROPOSED DRIVEWAY WITH DIRECT ACCESS TO CITYVIEW BLVD. WOULD PROVIDE SAFER ACCESS DURING SNOW/ICE WEATHER CONDITIONS.
- TO PROVIDE A SAFER APPROACH/DEPARTURE TO PROPERTY DURING TIMES OF CONGESTION OR HIGH TRAFFIC IN CULDESAC WITH ONGOING CONSTRUCTION ON ALEXIA COURT.

NOTES TO APPLICANT/OWNER:

1. If the City Council, Planning Commission or City Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. The applicant or authorized representative must attend the Planning Commission and City Council public hearings.

Comments:

SIGNATURES:

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

The information provided is "said to be true under penalty of perjury by the Laws of the State of Washington."

Signature of Property Owner:



Date: 6-14-2021

Signature of Property Owner:



Date: 6-14-2021

Signature of Applicant:

Date:

(If different than property owner)

FOR STAFF USE

FILING FEES:

Public Hearing Fee:

Per LMC 19.06.060

SEPA Review Fee:

Per LMC 17.02.070

Total Fees:

\$

Comments:

LONGVIEW PLANNING COMMISSION:

Public Hearing Scheduled: Date:

7:00 PM

Comments:

LONGVIEW CITY COUNCIL:

Public Hearing Scheduled: Date:

7:00 PM

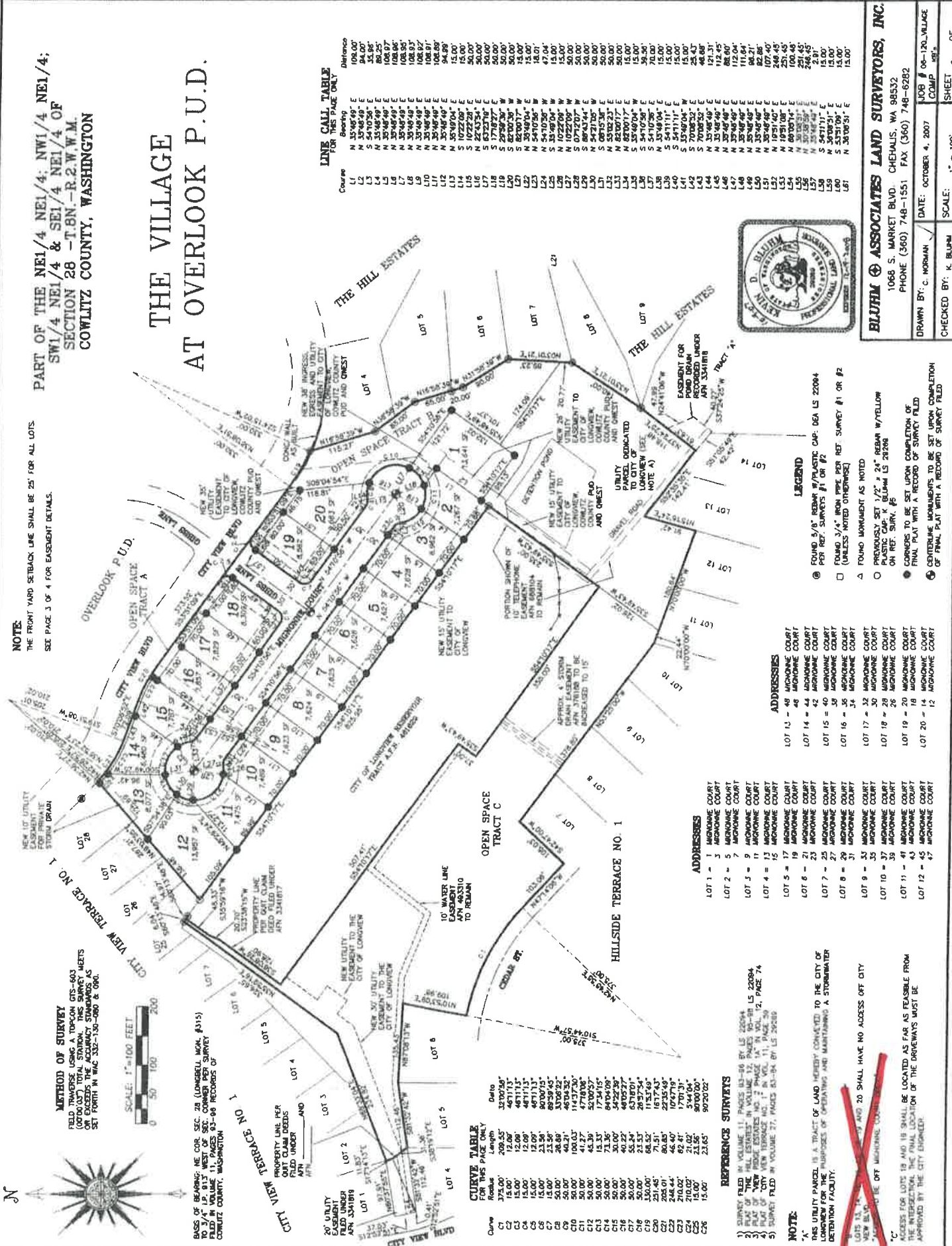
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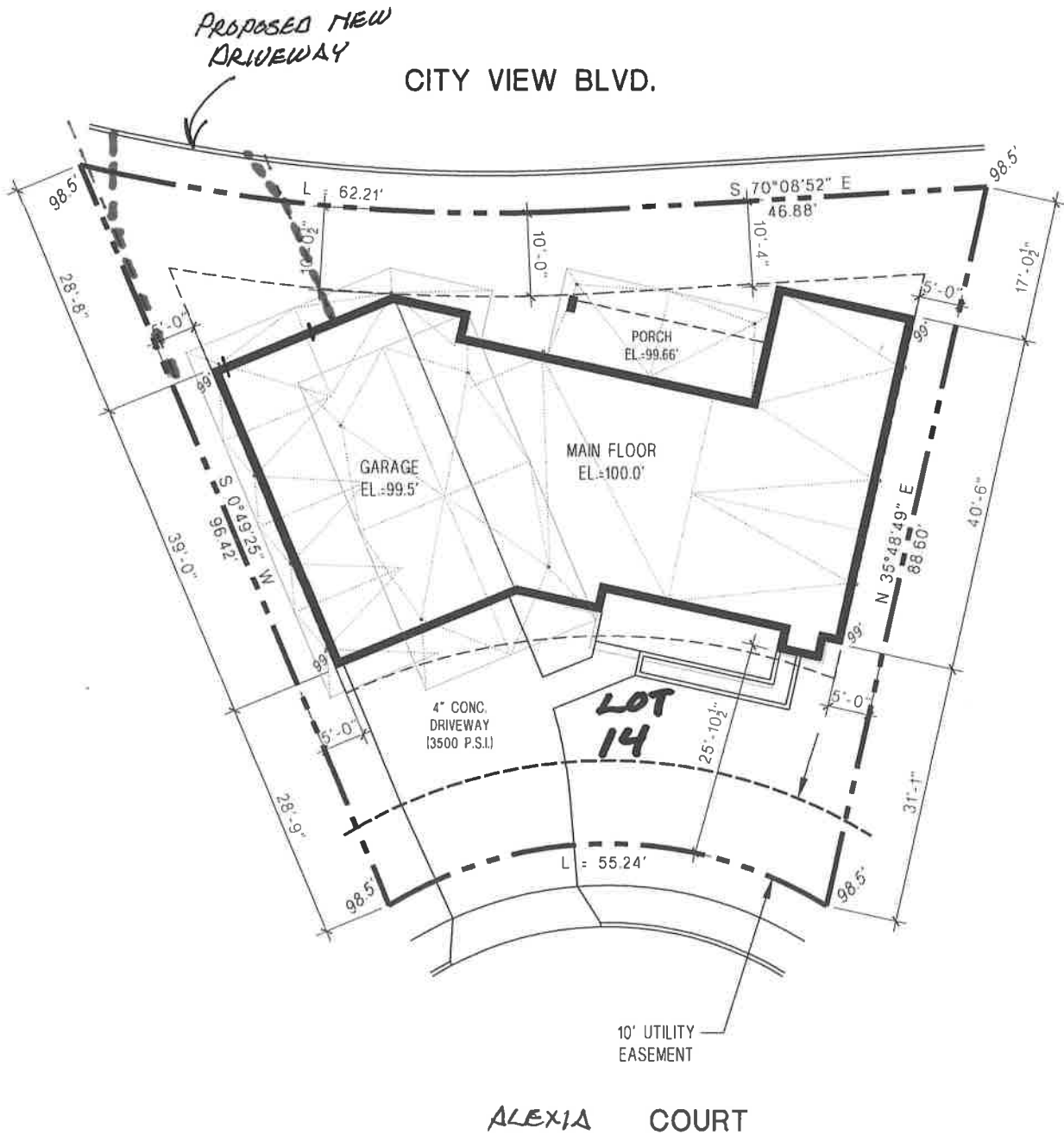
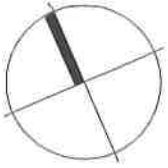
Rev. 4/2012

EXHIBIT "A"

3353894

V 14 P. 67





04 DEC 2017 MRR

SCALE : 1" = 20'-0"

Mascord
COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC. IS NOT
LIABLE FOR THE ACCURACY OF THE TOPOGRAPHY
INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE
BUILDER TO VERIFY ALL SITE CONDITIONS, INCLUDING
ANY FILL PLACED ON THE SITE AND NOTIFY THE
OWNERS OF ANY POTENTIAL FIELD MODIFICATIONS.

ALAN MASCORD DESIGN ASSOCIATES, INC.
1305 NW 18th AVE. PORTLAND, OR 97209
503/225-9161 FAX 503/225-2933 <http://www.mascord.com>

COWLITZ COUNTY
THE VILLAGE AT OVERLOOK P.U.D.
LOT

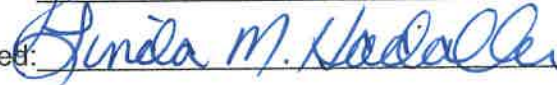
(6,480 SQ. FT.)

CUSTOM

FOR: THE LUCAS RESIDENCE

Signatures for Approval of Request for Alteration of Subdivision for 42 Alexia Court Longview, WA

Signed:  Date 2-17-21

Signed:  Date 2-17-21

Name: John E. Hadaller & Linda M Hadaller
Address: 7 Alexia Court Longview, WA 98632
Parcel Number: 103660802 Lot #2

Legal Description: Lot 2, The Village At Overlook PUD, according to the plat thereof,
Recorded in volume 14 of Plats, at pages 68 thru 71, under Auditor's File No. 3353896
Records of Cowlitz County, Washington, Situate in the County of Cowlitz, State of Washington

Signed:  Date 2-16-21

Signed:  Date 2-16-21

Name: Darren R. Joy & Karen K. Joy
Address: 12 Alexia Court Longview, WA
Parcel Number: 103660820 Lot #12

Legal Description: Lot 12, The Village At Overlook PUD, according to the plat thereof,
Recorded in volume 14 of Plats, at pages 68 thru 71, under Auditor's File No. 3353896
Records of Cowlitz County, Washington, Situate in the County of Cowlitz, State of Washington

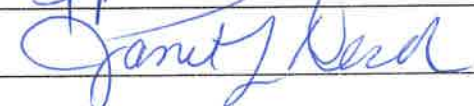
Signed: _____ Date _____

Signed: _____ Date _____

Name: Richard W. Carns & Linda L Wilson
Address: 18 Alexia Court Longview, WA 98632
Parcel Number: 103660819 Lot #18

Legal Description: Lot 18, The Village At Overlook PUD, according to the plat thereof,
Recorded in volume 14 of Plats, at pages 68 thru 71, under Auditor's File No. 3353896
Records of Cowlitz County, Washington, Situate in the County of Cowlitz, State of Washington

Signed:  Date 6/14/21

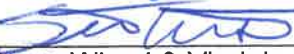
Signed:  Date 6/14/21

Name: Stephen J Devlin & Janet Louise Devlin
Address: 26 Alexia Court Longview, WA 98632
Parcel Number: 103660118 Lot #26

Legal Description: Lot 26, The Village At Overlook PUD, according to the plat thereof,
Recorded in volume 14 of Plats, at pages 68 thru 71, under Auditor's File No. 3353896
Records of Cowlitz County, Washington, Situate in the County of Cowlitz, State of Washington

Signatures for Approval of Request for Alteration of Subdivision for 42 Alexia Court Longview, WA

Signed:  Date 6/14/21

Signed:  Date 6/14/21

Name: Steve Wisuri & Virginia Wisuri

Address: 30 Alexia Court (Empty Lot)

Parcel Number: 103660117 Lot #17

Legal Description: Lot 17, The Village At Overlook PUD, according to the plat thereof,

Recorded in volume 14 of Plats, at pages 68 thru 71, under Auditor's File No. 3353896

Records of Cowlitz County, Washington, Situate in the County of Cowlitz, State of Washington

Signed:  Date 2-16-2021

Signed:  Date 16 FEB 2021

Name: Dennis Perry & Jean Perry

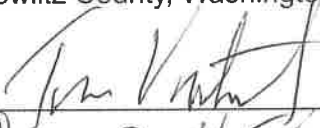
Address: 34 Alexia Court Longview, WA 98632

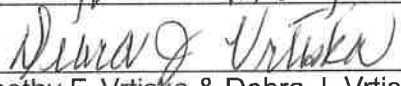
Parcel Number: 103660816 Lot #16

Legal Description: Lot 16, The Village At Overlook PUD, according to the plat thereof,

Recorded in volume 14 of Plats, at pages 68 thru 71, under Auditor's File No. 3353896

Records of Cowlitz County, Washington, Situate in the County of Cowlitz, State of Washington

Signed:  Date 2/16/2021

Signed:  Date 02/16/2021

Name: Timothy F. Vrtiska & Debra J. Vrtiska

Address: 38 Alexia Court Longview, WA 98632

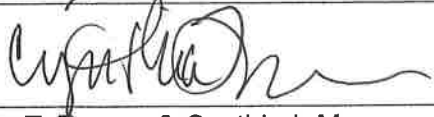
Parcel Number: 103660815 Lot #15

Legal Description: Lot 15, The Village At Overlook PUD, according to the plat thereof,

Recorded in volume 14 of Plats, at pages 68 thru 71, under Auditor's File No. 3353896

Records of Cowlitz County, Washington, Situate in the County of Cowlitz, State of Washington

Signed:  Date 2-16-2021

Signed:  Date 2/16/21

Name: Alex T. Fromm & Cynthia I. Moore

Address: 46 Alexia Court Longview, WA 98632

Parcel Number: 103660813 Lot #13

Legal Description: Lot 13, The Village At Overlook PUD, according to the plat thereof,

Recorded in volume 14 of Plats, at pages 68 thru 71, under Auditor's File No. 3353896

Records of Cowlitz County, Washington, Situate in the County of Cowlitz, State of Washington



- 4) PLAT OF "CITY VIEW TERRACE NO. 1" IN VOL. 11, PAGE 59
5) SURVEY FILED IN VOLUME 27, PAGES 83-84 BY LS 29269

NOTE:

"A"

THIS UTILITY PARCEL IS A TRACT OF LAND HEREBY CONVEYED TO THE CITY OF LONGVIEW FOR THE PURPOSES OF OPERATING AND MAINTAINING A STORMWATER DETENTION FACILITY.

"B"

LOTS 13, 14, 15, 16, 17, 18, 19 AND 20 SHALL HAVE NO ACCESS OFF CITY VIEW BLVD.

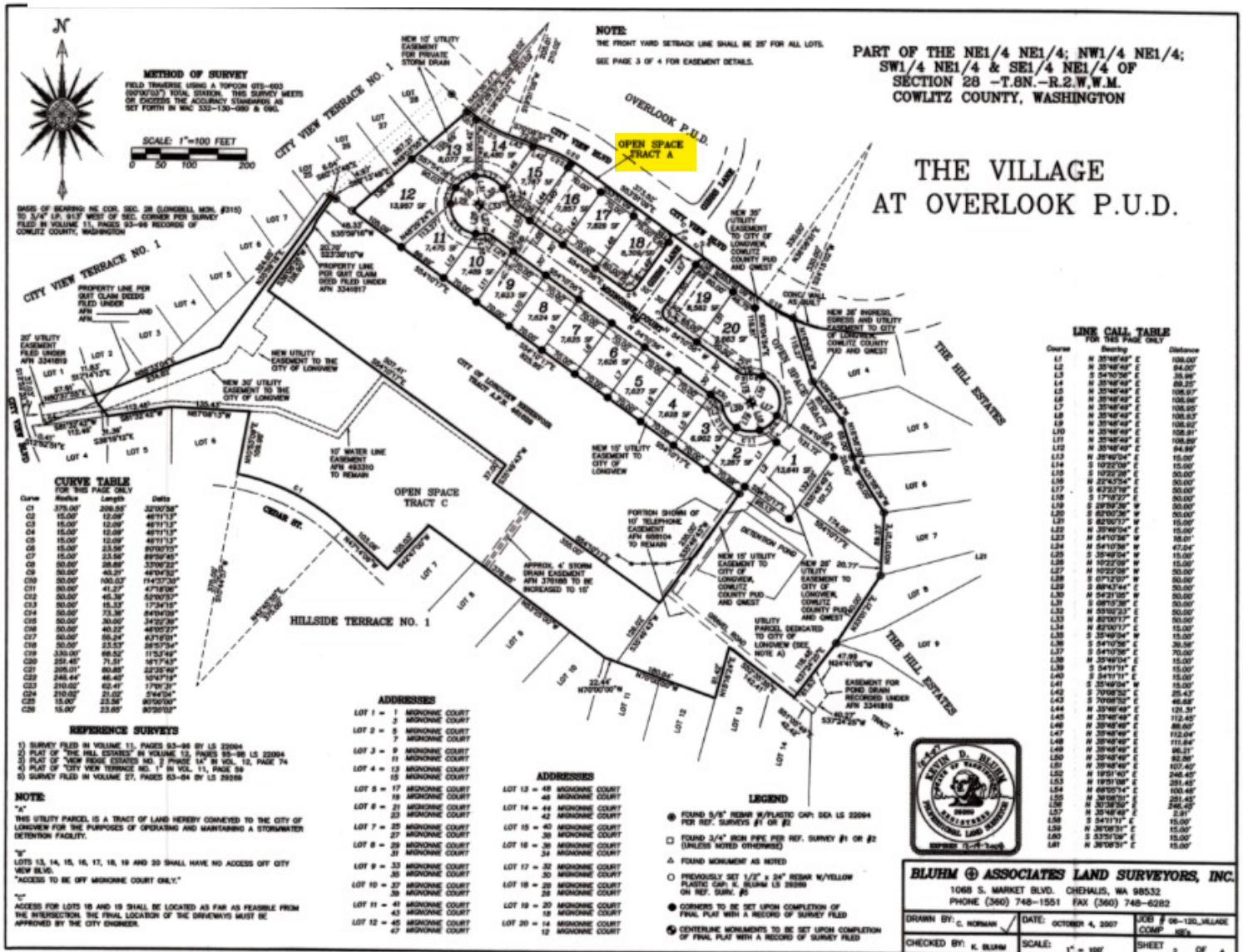
"ACCESS TO BE OFF MIGNONNE COURT ONLY."

This is the change requested.

Changed to Alexia

ACCESS FOR LOTS 18 AND 19 SHALL BE LOCATED AS FAR AS FEASIBLE FROM THE INTERSECTION. THE FINAL LOCATION OF THE DRIVEWAYS MUST BE APPROVED BY THE CITY ENGINEER.

This is page 2 of the subdivision plat approved by the City with the 'Note B' that is requested to be modified.





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

October 28, 2021

NOTICE OF PUBLIC HEARING

Longview Planning Commission

October 6, 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, and virtually via Zoom at <https://us02web.zoom.us/j/86788038944>, beginning at 7:00 pm, Wednesday, October 6, 2021 to consider the following:

Case No: PC 2021-9

Initiator: John and Ann Lucas, owners of 42 Alexia Court, [Lot 14].

Request: Application to modify an approved subdivision or planned unit development: The Village at Overlook PUD [recorded at Volume 14, Page 68], to allow lot 14 to have vehicle access to City View Blvd.

Location: The Village at Overlook PUD comprises lots 1-20 on Alexia Court.

Why You are Receiving This Notice: You own real property located near a proposed subdivision plat modification. The Public hearing is an opportunity to provide comments for consideration by the Planning Commission. The Planning Commission will be asked to make a recommendation on the proposal to the City Council. If approved, the modification will be made.

Copies of the associated documents are available for review at the City of Longview Community Development Department, 1525 Broadway and at this link one week prior to the meeting: <https://www.mylongview.com/129/Agendas-Minutes>. You are invited to attend the public hearing to express your position regarding the proposal.

Comments: 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

Public Hearing: You are invited to attend the 'hybrid' virtual or in-person public hearing to express your position regarding this proposal. You may also provide comments at this meeting.

For further information contact Adam Trimble, at (360) 442-5092 or by email at adamt@mylongview.com

COMMUNITY DEVELOPMENT • 1525 Broadway • Longview, WA 98632
(360) 442.5086 • (360) 442.5093 fax

- 4) PLAT OF "CITY VIEW TERRACE NO. 1" IN VOL. 11, PAGE 59
5) SURVEY FILED IN VOLUME 27, PAGES 83-84 BY LS 29269

NOTE:

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"B"

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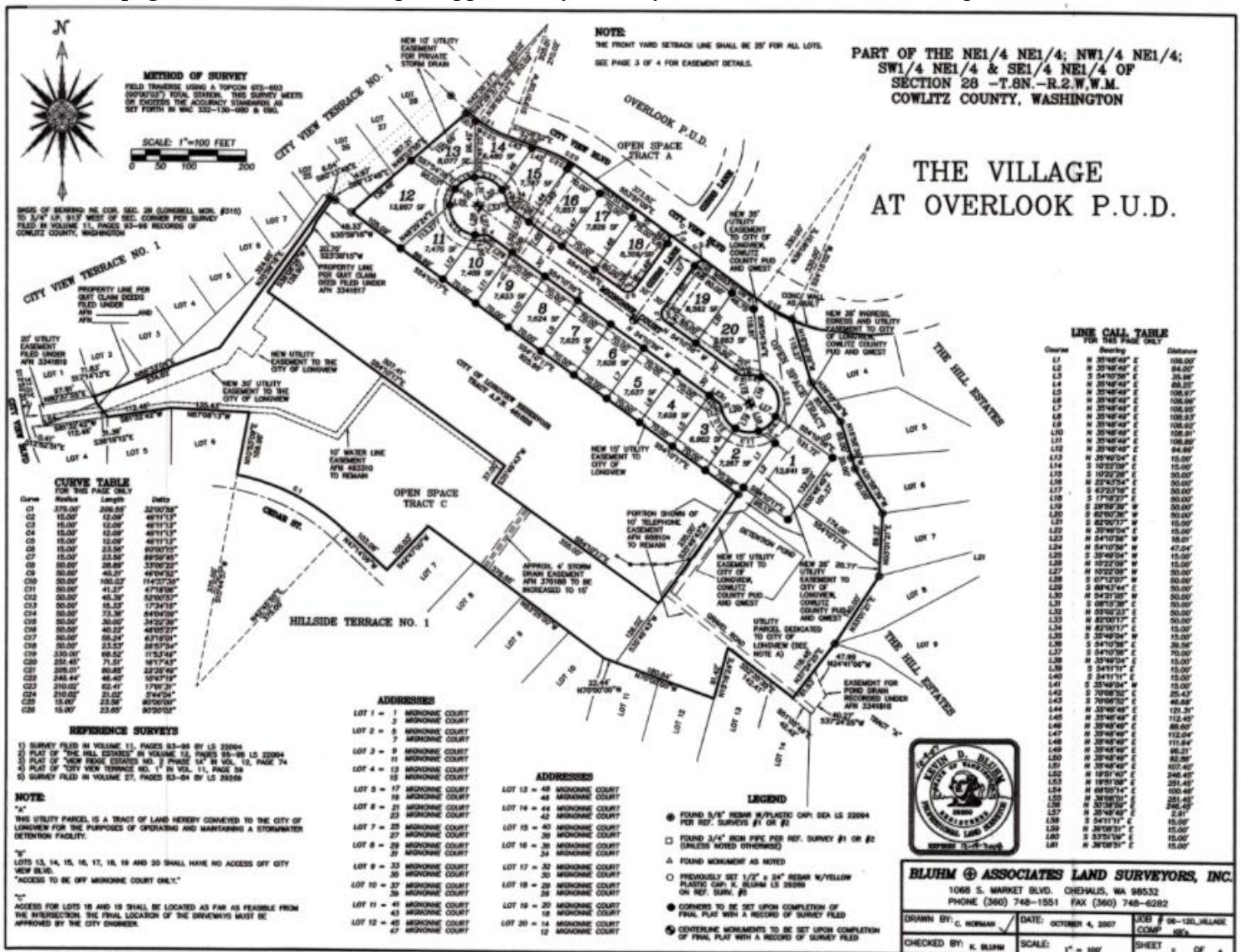
"ACCESS TO BE OFF MIGNONNE COURT ONLY."

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This is page 2 of the subdivision plat approved by the City with the 'Note B' that is requested to be modified.





3030 City View Blvd

Open Space Tract A area



Image capture: Aug 2012 © 2021 Google

Longview, Washington



Street View - Aug 2012

PART OF THE NE1/4 NE1/4; NW1/4 NE1/4;
SW1/4 NE1/4 & SE1/4 NE1/4 OF
SECTION 28 -T.8N.-R.2.W.W.M.
COWLITZ COUNTY, WASHINGTON

THE VILLAGE AT OVERLOOK P.U.D. (PLANNED UNIT DEVELOPMENT)

APPROVALS

SHEET INDEX

- 1 OF 4 = SIGNATURE PAGE
- 2 OF 4 = "THE VILLAGE AT OVERLOOK PUD" LOT LAYOUT
- 3 OF 4 = "THE VILLAGE AT OVERLOOK PUD" EASEMENT INFO.
- 4 OF 4 = "THE VILLAGE AT OVERLOOK PUD" EASEMENTS TO BE VACATED

EXAMINED AND APPROVED THIS 7th DAY OF November, A.D., 20 07

RECORD OF SURVEY DESCRIPTION

"THE VILLAGE AT OVERLOOK"
"PHASE IV AND OPEN SPACE"

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M., COWLITZ COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 28, PLAT OF "CITY VIEW TERRACE NO. 1" AS FILED IN VOLUME 11 OF PLATS, PAGE 59, BEING A 5/8" REBAR WITH PLASTIC CAP LS10018 AND SHOWN ON SURVEY FILED IN VOLUME 11, PAGES 93-96 RECORDS OF COWLITZ COUNTY; THENCE S47°33'03"E A DISTANCE OF 40.06 FEET TO THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N42°26'57"E A DISTANCE OF 205.01 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°35'49" AN ARC DISTANCE OF 80.84 FEET; THENCE S70°08'52"E A DISTANCE OF 72.09 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S19°51'08"W A DISTANCE OF 251.45 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°17'43" AN ARC DISTANCE OF 71.51 FEET; THENCE S53°51'09"E A DISTANCE OF 373.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N36°08'51"E A DISTANCE OF 330.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°53'48" AN ARC DISTANCE OF 68.52 FEET TO A 5/8" REBAR WITH PLASTIC CAP LS22094 BEING THE NORTHWEST CORNER OF LOT 4, BLOCK 1 OF THE PLAT OF "THE HILL ESTATES" FILED IN VOLUME 12 OF PLATS, PAGES 95-98; THENCE S16°58'39"E ALONG THE WEST LINE OF SAID BLOCK 1 A DISTANCE OF 115.27 FEET TO A 5/8" REBAR WITH PLASTIC CAP LS22094 ON THE WESTERLY LINE OF SAID LOT 4; THENCE S36°58'39"E ALONG THE WEST LINE OF SAID BLOCK 1 A DISTANCE OF 85.00 FEET TO A 5/8" REBAR WITH PLASTIC CAP LS22094 ON THE WESTERLY LINE OF LOT 5, SAID BLOCK 1; THENCE S16°58'39"E ALONG THE WEST LINE OF SAID BLOCK 1 A DISTANCE OF 85.00 FEET TO A 5/8" REBAR WITH PLASTIC CAP LS22094 ON THE WESTERLY LINE OF LOT 6, SAID BLOCK 1; THENCE S31°58'39"E ALONG THE WESTERLY LINE OF SAID BLOCK 1 A DISTANCE OF 90.00 FEET TO A 5/8" REBAR WITH PLASTIC CAP LS22094 AT THE NORTHWEST CORNER OF LOT 7, SAID BLOCK 1; THENCE S03°01'21"W ALONG THE WEST LINE OF SAID BLOCK 1 A DISTANCE OF 110.00 FEET TO A 5/8" REBAR WITH PLASTIC CAP LS22094 AT THE NORTHWEST CORNER OF LOT 8, SAID BLOCK 1; THENCE S33°01'21"W ALONG THE WEST LINE OF SAID BLOCK 1 A DISTANCE OF 140.00 FEET TO A 5/8" REBAR WITH PLASTIC CAP LS22094 AT THE NORTHWEST CORNER OF TRACT "A" AS SHOWN ON SAID PLAT; THENCE S37°24'25"W ALONG THE WEST LINE OF SAID TRACT "A" A DISTANCE OF 118.48 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N52°35'35"W A DISTANCE OF 142.41 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 12, BLOCK 3, PLAT OF HILLSIDE TERRACES NO. 1 AS FILED IN VOLUME 8 OF PLATS, PAGES 55-57 RECORDS OF COWLITZ COUNTY, WASHINGTON; THENCE S15°16'24"W ALONG SAID NORTHERLY EXTENSION A DISTANCE OF 91.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE N70°00'00"W ALONG THE NORTH LINE OF SAID LOT 12 AND LOT 11 A DISTANCE OF 203.08 FEET TO THE NORTHEAST CORNER OF LOT 10 OF SAID PLAT; THENCE N53°25'00"W ALONG THE NORTHEASTERLY LINE OF LOTS 7-10 OF SAID PLAT A DISTANCE OF 378.85 FEET TO THE NORTHWEST CORNER OF LOT 7 OF SAID PLAT; THENCE S42°47'00"W ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 105.03 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 AND THE NORTHERLY MARGIN OF CEDAR STREET; THENCE N47°14'06"W ALONG SAID MARGIN A DISTANCE OF 103.06 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S42°45'55"W A DISTANCE OF 375.00 FEET; THENCE NORTHEASTERLY ALONG SAID MARGIN AND CURVE THROUGH A CENTRAL ANGLE OF 32°00'50" AN ARC DISTANCE OF 209.55 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 3 OF SAID PLAT; THENCE N10°53'09"E ALONG THE EASTERLY LINE OF SAID LOT 6 A DISTANCE OF 109.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE N87°08'13"W ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 135.43 FEET TO THE NORTHWEST CORNER OF LOT 5, SAID BLOCK 3; THENCE S81°32'42"W ALONG THE NORTHERLY LINE OF LOTS 4-5, SAID BLOCK 3 A DISTANCE OF 224.86 FEET TO THE NORTHWEST CORNER OF LOT 4, SAID BLOCK 3 AND THE EASTERLY MARGIN OF CASCADE WAY; THENCE N12°52'51"W ALONG SAID MARGIN A DISTANCE OF 37.44 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, PLAT OF CITY VIEW TERRACE NO. 1 AS FILED IN VOLUME 11, PAGES 93-96 RECORDS OF COWLITZ COUNTY, WASHINGTON; THENCE N80°37'57"E ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 97.91 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 OF SAID PLAT; THENCE N88°33'04"E ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 324.65 FEET TO A 5/8" REBAR WITH PLASTIC CAP STAMPED LS 22094 PER SURVEY FILED IN VOLUME 11, PAGES 93-96 RECORDS OF COWLITZ COUNTY, THENCE S60°13'48"E A DISTANCE OF 6.04 FEET; THENCE S35°59'16"W A DISTANCE OF 48.33 FEET; THENCE S23°38'15"W A DISTANCE OF 20.70 FEET; THENCE S36°08'26"W A DISTANCE OF 128.90 FEET; THENCE S54°10'17"E ALONG THE SOUTHERLY LINE OF THAT CERTAIN PARCEL DESCRIBED UNDER AUDITOR'S FILE NUMBER 461629 A DISTANCE OF 507.41 FEET; THENCE S35°49'43"W ALONG THE SOUTHERLY LINE OF SAID PARCEL A DISTANCE OF 37.00 FEET; THENCE S54°10'17"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 355.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL AND A 1-1/2" IRON PIPE; THENCE N35°49'43"E ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL A DISTANCE OF 235.00 FEET TO A 5/8" REBAR WITH PLASTIC CAP LS22094 AS SHOWN ON SURVEY FILED IN VOLUME 11, PAGES 93-96 AND THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE N54°10'17"W ALONG THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 825.95 FEET; THENCE N49°03'55"E A DISTANCE OF 267.21 FEET TO THE TRUE POINT OF BEGINNING.
TOGETHER WITH AND SUBJECT TO EASEMENTS AND CONDITIONS OF RECORD.

Clay Bopart
CITY ENGINEER

EXAMINED AND APPROVED THIS 7TH DAY OF NOVEMBER, A.D., 20 07

Christie C. Whiteside
CHAIRMAN, LONGVIEW PLANNING COMMISSION

EXAMINED AND APPROVED THIS 29 DAY OF November, A.D., 20 07

Dennis P. Weber
MAYOR, CITY OF LONGVIEW

Aun C Davis
ATTIST, CITY CLERK

I HEREBY CERTIFY THAT THE TAXES OF THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR OF 20 08 10366

Kathleen Hanks Administrative Assistant
COWLITZ COUNTY TREASURER 12-4-07

DEDICATION

Don L. Taylor, President of View Ridge Properties, Inc.

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

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND(S) AND SEALS(S) THIS 26 DAY OF October, 20 07

SIGNED AND SEALED

VIEW RIDGE ESTATES, INC.



ACKNOWLEDGMENTS

STATE OF WASHINGTON Oregon
COUNTY OF COWLITZ Washington
THIS IS TO CERTIFY THAT ON THIS 26 DAY OF October, 20 07, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Don L. Taylor, TO BE KNOWN TO BE THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE USES AND PURPOSES THEREIN MENTIONED.
IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THE DAY AND YEAR IN CERTIFICATE FIRST ABOVE WRITTEN.

EASEMENTS

KNOWN ALL MEN BY THESE PRESENTS THAT THE CITY OF LONGVIEW, COWLITZ COUNTY P.U.D., AND QWEST THE UNDERSIGNED RECIPIENTS OF THE EXISTING VARIOUS EASEMENT SHOWN ON PAGE 4 OF 4 HEREBY VACATE THOSE EASEMENTS AS LABELED AND ARE HEREBY GRANTED THE NEW EASEMENTS AS SHOWN AND LABELED ON PAGE 3 OF 4.

Clay Bopart
CITY ENGINEER, CITY OF LONGVIEW

V. Carl Gray
V. CARL GRAY, SR. DESIGN ENGINEER, QWEST

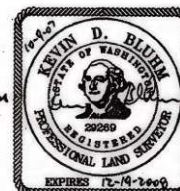
DON L. TAYLOR, PRESIDENT, VIEW RIDGE ESTATES, INC.

LAND SURVEYORS CERTIFICATE

I, KEVIN D. BLUHM, DO HEREBY CERTIFY THAT THE PLAT OF THE VILLAGE AT OVERLOOK PLANNED UNIT DEVELOPMENT, IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED CORRECTLY ON THE GROUND.

Kevin D. Bluhm
KEVIN D. BLUHM, REGISTERED LAND SURVEYOR # 29269

Oct 9, 2007
DATE



BLUHM & ASSOCIATES LAND SURVEYORS, INC.

1068 S. MARKET BLVD. CHEHALIS, WA 98532
PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: C. NORMAN	DATE: OCTOBER 4, 2007	JOB # 06-120_OVERLOOK
CHECKED BY: K. BLUHM	SCALE: 1" = 100'	PAGE 17 OF 55 SHEET 1 OF 4

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4th DAY OF December, 2007 AT
11:23 A.M. IN BOOK 14 OF PLATS
AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.

COUNTY AUDITOR Kristina K. Swanson

Exhibit A:

Proposed amendments to plat in red.



METHOD OF SURVEY

FIELD TRAVERSE USING A TOPCON GTS-803 (0000'03") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-080 & 090.

SCALE: 1"=100 FEET
0 50 100 200

BASIS OF BEARING: NE COR. SEC. 28 (LONGBELL MON. #315) TO 3/4" I.P. 913' WEST OF SEC. CORNER PER SURVEY FILED IN VOLUME 11, PAGES 93-98 RECORDS OF COWLITZ COUNTY, WASHINGTON

NOTE:

THE FRONT YARD SETBACK LINE SHALL BE 25' FOR ALL LOTS.

SEE PAGE 3 OF 4 FOR EASEMENT DETAILS.

PART OF THE NE1/4 NE1/4; NW1/4 NE1/4;
SW1/4 NE1/4 & SE1/4 NE1/4 OF
SECTION 28 -T.8N.-R.2.W.W.M.
COWLITZ COUNTY, WASHINGTON

THE VILLAGE AT OVERLOOK P.U.D.

CITY VIEW TERRACE NO. 1
PROPERTY LINE PER
QUIT CLAIM DEEDS
FILED UNDER
AFN 3341819
AND
AFN

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26

CURVE TABLE

FOR THIS PAGE ONLY

Curve	Radius	Length	Delta
C1	375.00'	209.55'	32°00'58"
C2	15.00'	12.09'	46°11'13"
C3	15.00'	12.09'	46°11'13"
C4	15.00'	12.09'	46°11'13"
C5	15.00'	12.09'	46°11'13"
C6	15.00'	23.56'	90°00'15"
C7	15.00'	23.56'	89°59'45"
C8	50.00'	28.89'	33°06'22"
C9	50.00'	40.21'	46°04'52"
C10	50.00'	100.03'	114°37'30"
C11	50.00'	41.27'	47°18'06"
C12	50.00'	45.39'	52°00'57"
C13	50.00'	15.33'	17°34'15"
C14	50.00'	73.36'	84°04'09"
C15	50.00'	30.00'	34°22'39"
C16	50.00'	40.22'	46°05'27"
C17	50.00'	55.24'	63°18'01"
C18	50.00'	23.53'	26°57'54"
C19	330.00'	68.52'	11°53'49"
C20	251.45'	71.51'	16°17'43"
C21	205.01'	80.85'	22°35'49"
C22	245.44'	46.40'	10°47'19"
C23	210.02'	22.41'	17°01'31"
C24	210.02'	21.02'	5°44'04"
C25	15.00'	23.56'	90°00'00"
C26	15.00'	23.56'	90°20'02"

REFERENCE SURVEYS

- 1) SURVEY FILED IN VOLUME 11, PAGES 93-98 BY LS 22094
- 2) PLAT OF "THE HILL ESTATES" IN VOLUME 12, PAGES 95-98 LS 22094
- 3) PLAT OF "VIEW RIDGE ESTATES NO. 2 PHASE 1A" IN VOL. 12, PAGE 74
- 4) PLAT OF "CITY VIEW TERRACE NO. 1" IN VOL. 11, PAGE 59
- 5) SURVEY FILED IN VOLUME 27, PAGES 83-84 BY LS 29269

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"ACCESS TO BE OFF MIGNONNE COURT ONLY."

"C"
ACCESS FOR LOTS 18 AND 19 SHALL BE LOCATED AS FAR AS FEASIBLE FROM THE INTERSECTION. THE FINAL LOCATION OF THE DRIVEWAYS MUST BE APPROVED BY THE CITY ENGINEER.

ADDRESSES "Alexia Court"

- LOT 1 = 1 MIGNONNE COURT
LOT 2 = 3 MIGNONNE COURT
LOT 3 = 5 MIGNONNE COURT
LOT 4 = 7 MIGNONNE COURT
LOT 5 = 9 MIGNONNE COURT
LOT 6 = 11 MIGNONNE COURT
LOT 7 = 13 MIGNONNE COURT
LOT 8 = 15 MIGNONNE COURT
LOT 9 = 17 MIGNONNE COURT
LOT 10 = 19 MIGNONNE COURT
LOT 11 = 21 MIGNONNE COURT
LOT 12 = 23 MIGNONNE COURT
LOT 13 = 25 MIGNONNE COURT
LOT 14 = 27 MIGNONNE COURT
LOT 15 = 29 MIGNONNE COURT
LOT 16 = 31 MIGNONNE COURT
LOT 17 = 33 MIGNONNE COURT
LOT 18 = 35 MIGNONNE COURT
LOT 19 = 37 MIGNONNE COURT
LOT 20 = 39 MIGNONNE COURT
LOT 21 = 41 MIGNONNE COURT
LOT 22 = 43 MIGNONNE COURT
LOT 23 = 45 MIGNONNE COURT
LOT 24 = 47 MIGNONNE COURT

ADDRESSES

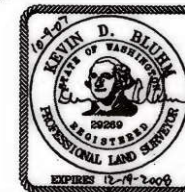
- LOT 13 = 48 MIGNONNE COURT
LOT 14 = 46 MIGNONNE COURT
LOT 15 = 44 MIGNONNE COURT
LOT 16 = 42 MIGNONNE COURT
LOT 17 = 40 MIGNONNE COURT
LOT 18 = 38 MIGNONNE COURT
LOT 19 = 36 MIGNONNE COURT
LOT 20 = 34 MIGNONNE COURT
LOT 21 = 32 MIGNONNE COURT
LOT 22 = 30 MIGNONNE COURT
LOT 23 = 28 MIGNONNE COURT
LOT 24 = 26 MIGNONNE COURT
LOT 25 = 24 MIGNONNE COURT
LOT 26 = 22 MIGNONNE COURT
LOT 27 = 20 MIGNONNE COURT
LOT 28 = 18 MIGNONNE COURT
LOT 29 = 16 MIGNONNE COURT
LOT 30 = 14 MIGNONNE COURT

LEGEND

- FOUND 5/8" REBAR W/PLASTIC CAP: DEB LS 22094 PER REF. SURVEYS #1 OR #2
- FOUND 3/4" IRON PIPE PER REF. SURVEY #1 OR #2 (UNLESS NOTED OTHERWISE)
- △ FOUND MONUMENT AS NOTED
- PREVIOUSLY SET 1/2" x 24" REBAR W/YELLOW PLASTIC CAP: K. BLUHM LS 29269 ON REF. SURV. #5
- CORNERS TO BE SET UPON COMPLETION OF FINAL PLAT WITH A RECORD OF SURVEY FILED
- CENTERLINE MONUMENTS TO BE SET UPON COMPLETION OF FINAL PLAT WITH A RECORD OF SURVEY FILED

LINE CALL TABLE

Course	Bearing	Distance
L1	N 35°48'49" E	109.00'
L2	N 35°48'49" E	94.00'
L3	S 54°10'56" E	35.96'
L4	N 35°48'49" E	89.25'
L5	N 35°48'49" E	108.97'
L6	N 35°48'49" E	108.96'
L7	N 35°48'49" E	108.95'
L8	N 35°48'49" E	108.93'
L9	N 35°48'49" E	108.92'
L10	N 35°48'49" E	108.91'
L11	N 35°48'49" E	108.89'
L12	N 35°48'49" E	94.99'
L13	N 35°49'04" E	15.00'
L14	S 10°22'09" E	15.00'
L15	S 10°22'26" E	50.00'
L16	N 22°43'54" E	50.00'
L17	S 63°23'16" E	50.00'
L18	S 17°18'27" E	50.00'
L19	S 29°59'39" W	50.00'
L20	S 82°00'36" W	50.00'
L21	S 82°00'17" W	15.00'
L22	N 35°49'04" E	15.00'
L23	N 54°10'56" W	18.01'
L24	N 54°10'56" W	47.04'
L25	S 35°49'04" W	15.00'
L26	N 10°22'09" W	15.00'
L27	N 10°22'09" W	50.00'
L28	S 07°12'07" W	50.00'
L29	N 88°53'44" E	15.00'
L30	N 54°21'05" W	50.00'
L31	S 08°15'38" E	50.00'
L32	N 55°02'23" E	50.00'
L33	N 82°00'17" E	50.00'
L34	N 62°00'17" E	15.00'
L35	S 35°49'04" W	15.00'
L36	S 54°10'56" E	39.56'
L37	S 54°10'56" E	70.00'
L38	N 35°49'04" E	15.00'
L39	S 54°11'11" E	15.00'
L40	S 54°11'11" E	15.00'
L41	S 35°49'04" W	15.00'
L42	S 70°08'52" E	25.43'
L43	S 70°08'52" E	46.68'
L44	N 35°48'49" E	121.31'
L45	N 35°48'49" E	112.45'
L46	N 35°48'49" E	88.60'
L47	N 35°48'49" E	112.04'
L48	N 35°48'49" E	111.64'
L49	N 35°48'49" E	96.21'
L50	N 35°48'49" E	92.86'
L51	N 35°48'49" E	107.40'
L52	N 19°51'40" E	246.45'
L53	N 19°51'08" E	251.45'
L54	N 66°05'14" E	100.48'
L55	N 36°08'51" E	251.45'
L56	N 36°08'51" E	246.45'
L57	N 36°08'51" E	2.91'
L58	S 54°11'11" E	15.00'
L59	N 36°08'51" E	15.00'
L60	S 53°51'09" E	15.00'
L61	N 36°08'51" E	15.00'



BLUHM & ASSOCIATES LAND SURVEYORS, INC.

1068 S. MARKET BLVD. CHEHALIS, WA 98532
PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: C. NORMAN DATE: OCTOBER 4, 2007 JOB # 06-120-VILLAGE

CHECKED BY: K. BLUHM SCALE: 1" = 100' COMP. 10/3/09

PART OF THE NE1/4 NE1/4; NW1/4 NE1/4;
SW1/4 NE1/4 & SE1/4 NE1/4 OF
SECTION 28 -T.8N.-R.2.W.W.M.
COWLITZ COUNTY, WASHINGTON

THE VILLAGE AT OVERLOOK P.U.D.

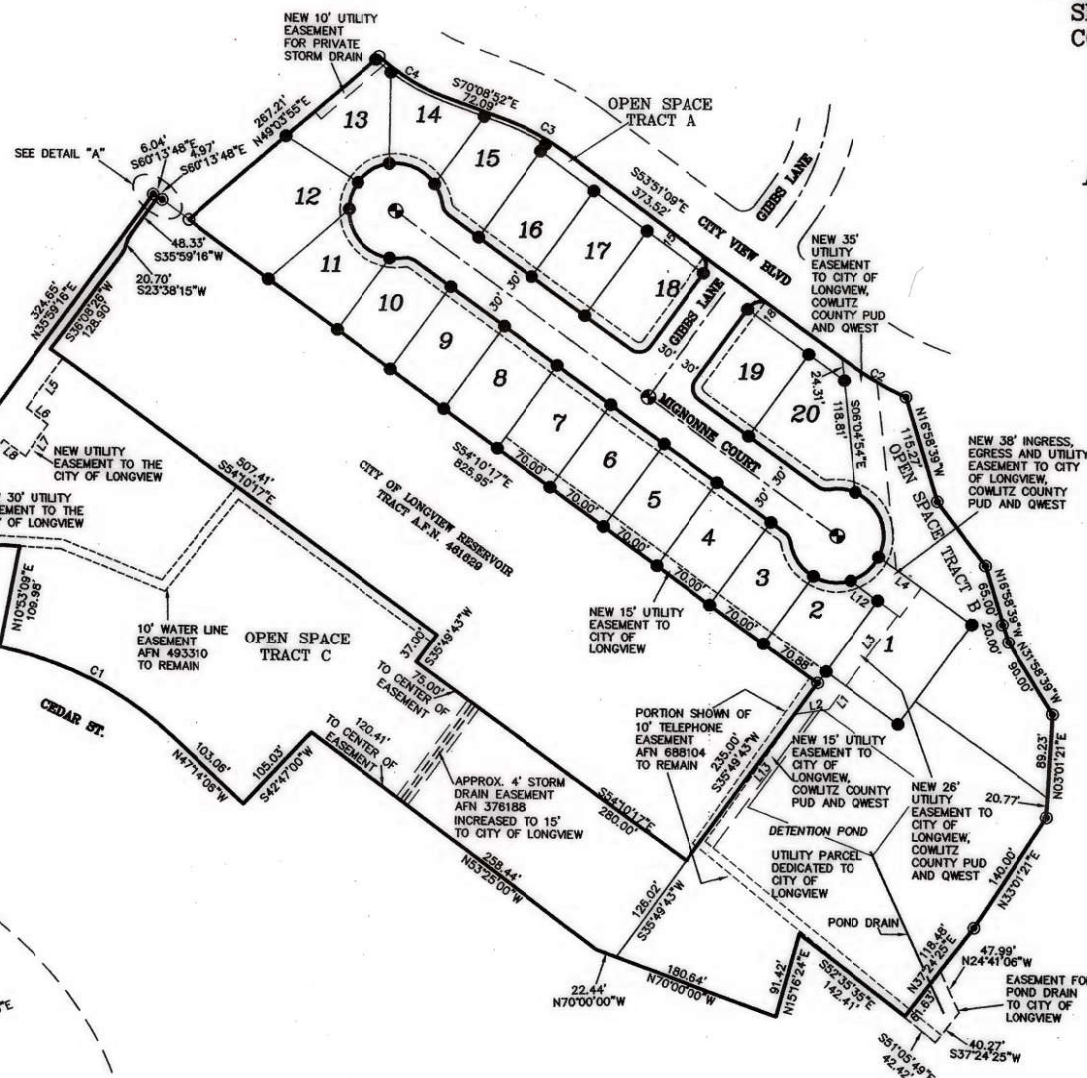
EASEMENT SHEET (NEW AND REMAINING EASEMENTS)

CURVE TABLE FOR THIS PAGE ONLY

Curve	Radius	Length	Delta
C1	375.00'	209.55'	32°00'58"
C2	330.00'	68.52'	11°53'49"
C3	251.45'	71.51'	16°17'43"
C4	205.01'	80.85'	22°35'49"

LINE CALL TABLE FOR THIS PAGE ONLY

Course	Bearing	Distance
L1	S35°48'40"W	30.66'
L2	S80°49'34"W	38.78'
L3	S35°48'49"W	132.00'
L4	S54°10'56"E	55.59'
L5	S35°59'16"W	66.24'
L6	S54°10'17"E	28.83'
L7	S35°59'16"W	41.81'
L8	N54°10'17"W	28.83'
L9	S35°59'16"W	34.86'
L10	N68°33'04"E	231.50'
L11	N80°37'55"E	102.88'
L12	S54°10'56"E	35.96'
L13	S35°49'43"W	180.12'
L14	N49°03'55"E	92.40'



DETAIL "A"

NOTE:

THERE IS A 10 FOOT WIDE STRIP OF LAND ADJACENT TO AND PARALLEL WITH ALL FRONT PROPERTY LINES, DESIGNATED AS A UTILITY EASEMENT. THIS UTILITY EASEMENT IS FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF UNDERGROUND UTILITY FACILITIES. ALL UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS SHALL HAVE A CONTINUING RIGHT OF INGRESS, EGRESS, OVER, UNDER, AND UPON THE EASEMENT AREAS (EXCEPT PRIVATE STORM DRAIN EASEMENTS) AT ANY TIME, AND THAT THESE EASEMENT AREAS SHALL REMAIN UNOBSTRUCTED BY NON-UTILITY FACILITIES.

FRONT, SIDE AND REAR SETBACK LINES SHALL CONFORM TO CITY OF LONGVIEW PLANNING AND ZONING REGULATIONS.

NO BUILDING OR OTHER STRUCTURES SHALL BE ALLOWED TO ENCR OACH ONTO ANY UTILITY OR DRAINAGE EASEMENT AREA EXCEPT AS AUTHORIZED IN WRITING BY THE PURVEYOR.



BLUHM & ASSOCIATES LAND SURVEYORS, INC.

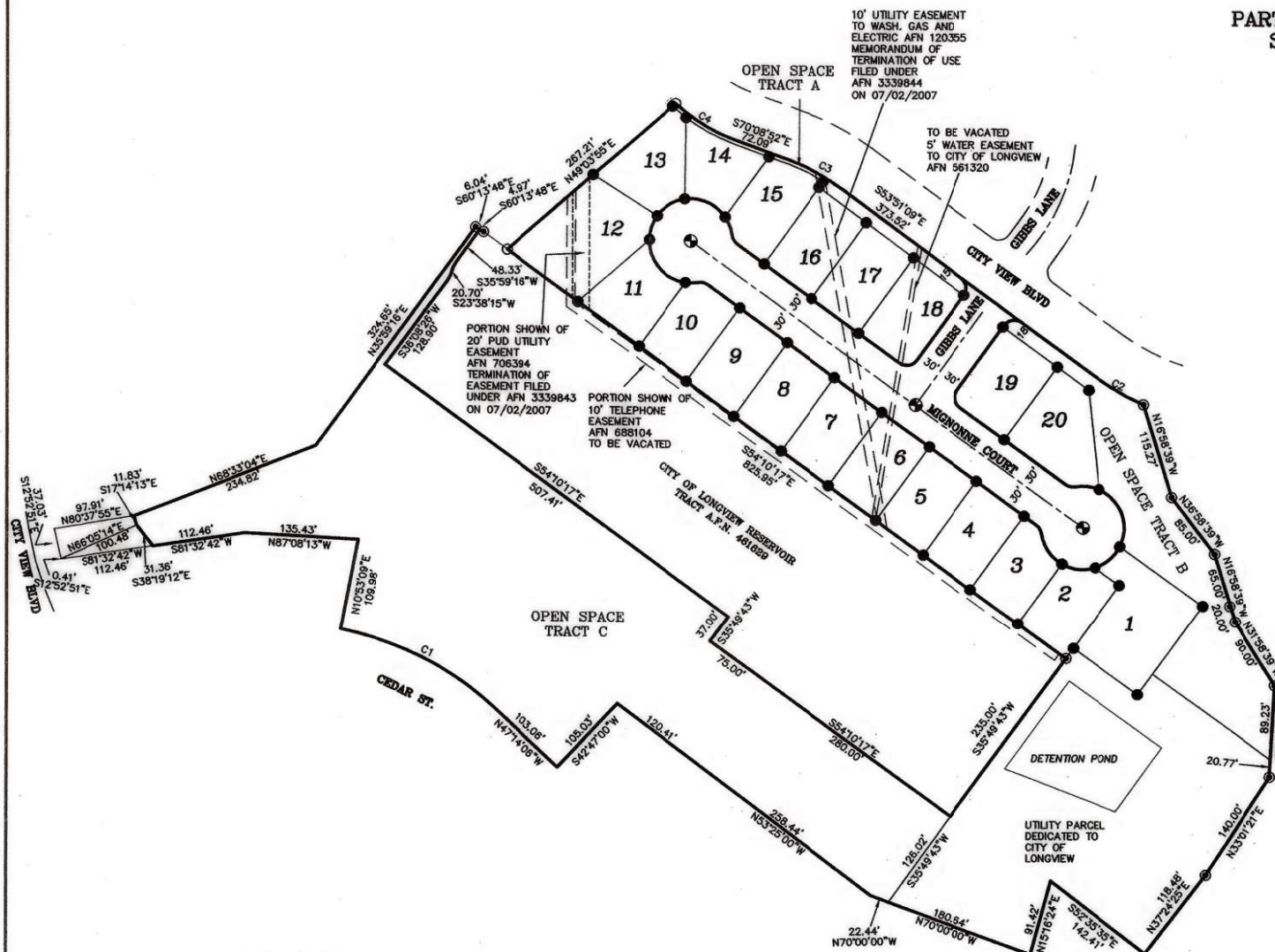
1068 S. MARKET BLVD. CHEHALIS, WA 98532
PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: C. NORMAN	DATE: OCTOBER 4, 2007	JOB # 06-120_VILLAGE
CHECKED BY: K. BLUHM	SCALE: 1" = 100'	COMP KB's

PART OF THE NE1/4 NE1/4; NW1/4 NE1/4;
SW1/4 NE1/4 & SE1/4 NE1/4 OF
SECTION 28 -T.8N.-R.2.W.W.M.
COWLITZ COUNTY, WASHINGTON

THE VILLAGE AT OVERLOOK P.U.D.

EASEMENT SHEET
(EASEMENTS TO BE VACATED)

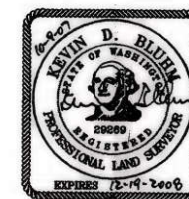


CURVE TABLE
FOR THIS PAGE ONLY

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SCALE: 1"=100 FEET
0 50 100 200



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DRAWN BY: C. NORMAN

DATE: OCTOBER 4, 2007

JOB # 06-120_VILLAGE

CHECKED BY: K. BLUHM

SCALE: 1" = 100'

Page 50 of 55



City of Longview

Agenda Summary

RESOLUTION NO. 2378 - EMERGENCY DECLARATION OF NORTH 50TH AVENUE EMERGENCY WATER PUMP STATION REPAIR

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2378.

COUNCIL INITIATIVE ADDRESSED:

Provide sustainable water quality & environmental infrastructure

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

On Tuesday, October 20, 2021, city staff discovered the North 50th Avenue Pump Station out of service with extensive damage to one of two pumps and its electrical components. Urgent measures are needed to restore permanent electrical power, replace and/or repair a pump and its electrical components.

Under RCW 39.04.280, the city manager may declare an emergency and direct staff to respond to the emergency situation, and may award all contracts necessary to address the emergency. The City Council must adopt findings and ratify the declaration of an emergency no later than two weeks after award of an emergency contract. Resolution No. 2378 will adopt findings and ratify the emergency declaration.

FINANCIAL SUMMARY

The cost to repair the water pump station cannot be determined at this time because staff is still working with contractors to determine a repair technique and schedule. This emergency work will be funded by the Water Construction Fund.

STAFF CONTACT:

Ken Hash, Public Works Director

Attachments:

1. Res #2378 - Emergency Declaration North 50th Water PS

RESOLUTION NO. 2378

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW,
WASHINGTON, RATIFYING THE CITY MANAGER'S DECLARATION OF AN
EMERGENCY FOR THE NORTH 50TH AVENUE WATER PUMP STATION

WHEREAS, The North 50th Avenue Water Pump Station was found out of service; and

WHEREAS, one of two pumps and its electrical components suffered extensive damage; and

WHEREAS, The North 50th Avenue Water Pump Station is currently being operated with one pump and an emergency generator; and

WHEREAS, under RCW 39.04.280, the City Manager may declare an emergency situation, waive competitive bidding requirements, and award all contracts necessary to address the emergency, and report such actions to the City Council no later than two weeks following award of such contracts; and

WHEREAS, the City Council must adopt findings and ratify the existence of the emergency.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Longview as follows:

1. The following Findings are adopted:
 - (a) On October 20, 2021, city staff discovered the North 50th Avenue Water Pump Station out of service.
 - (b) One of two pumps and its electrical components were found to have extensive damage.
 - (c) The pump station is currently operating on one pump with an emergency generator.
 - (d) Due to the hazard and potential danger to public health and safety, the damaged pump and its electrical components need to be

replaced/repared, and permanent electrical power needs to be restored.

- (e) The competitive bidding process would result in unacceptable delays in eliminating the hazards.

2. The City Council ratifies the City Manager's declaration of an emergency, authorizes the City Manager to execute all contracts necessary to address the emergency and repair the broken sewer main and roadway, and authorizes the waiver of competitive bidding requirements to respond to such emergency, as allowed by RCW 39.04.280.

PASSED by the City Council of the City of Longview at a duly noted regular meeting and approved by the Mayor this 4th day of November, 2021.

M A Y O R

ATTEST:

City Clerk



City of Longview

Agenda Summary

PROJECT COMPLETION - FLEET FUEL TANK TOP REFURBISHMENT AT CITY SHOPS, EMERGENCY CONTRACT

RECOMMENDED ACTION:

MOTION TO ACCEPT AS COMPLETE THE FLEET FUEL TANK TOP REFURBISHMENT PROJECT.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Improve transportation systems

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The Fleet Fuel Tank Top Refurbishment project has been completed in accordance with the contract entered into between the City of Longview and Pacific Northern Environmental, LLC. The City Council must accept the project as complete before final contract closeout can be accomplished.

STAFF CONTACT:

Keith Walling, Fleet Manager

Attachments: None



City of Longview

Agenda Summary

PROJECT COMPLETION - CITY HALL STAIR TOWER SEALING PROJECT

RECOMMENDED ACTION:

MOTION TO ACCEPT AS COMPLETE THE CITY HALL STAIR TOWER SEALING PROJECT.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Address quality of place issues

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The City Hall Stair Tower Sealing project has been completed in accordance with the contract entered into between the City of Longview and Garland/DBS, Inc. The City Council must accept the project as complete before final contract closeout can be accomplished.

STAFF CONTACT:

Keith Walling, Fleet Manager

Attachments: None