



City of Longview

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

Agenda Virtual or In Person

Appeal Board of Adjustment

Tuesday, December 14,
2021

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

21- In Person or Join Virtual Zoom Meeting
0001108 <https://us02web.zoom.us/j/2670240682?pwd=dUtNSUhvVnFSeFFoVGR4cDIkMU4ydz09>
Meeting ID: 267 024 0682 Passcode: 1923 or call in: +1 253 215 8782 US (Tacoma)

2. **CALL TO ORDER**

3. **APPROVAL OF MINUTES**

21- Minutes of the December 7, 2021 ABA Special Meeting
0001140

4. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

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

6. **PUBLIC HEARINGS**

21- ABA 2021-9 Variance request for 9 lots on the SE side of Alexia Ct to reduce the front
0001105 yard setback from 25 feet to 20 feet.

RECOMMENDATION

Motion to adopt the staff analysis as findings, and grant a variance to reduce the front yard setback from 25' to 20' for 9 Alexia Court properties: Address numbers, 11, 15, 19, 23, 27, 31, 35, 39, & 43.

7. **OTHER BUSINESS**

8. **ADJOURNMENT**



City of Longview

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

Minutes

Special Meeting Agenda Virtual or In Person

Appeal Board of Adjustment

Tuesday, December 7,
2021

4:30 PM

Longview Council Chambers

1. HYBRID MEETING DETAILS

21- In Person or Join Virtual Zoom Meeting
0001092 <https://us02web.zoom.us/j/86926948226?pwd=LzFRcEg0c29EenBHRC9ITG40emtVZz09>
Meeting ID: 869 2694 8226 Passcode: 1923 or call in: +1 253 215 8782 US (Tacoma)

2. CALL TO ORDER

Chairman Backstrom called the special meeting of the Longview Appeal Board of Adjustments to order at 4:32 p.m. in the City Hall Council Chambers, 1525 Broadway, Longview, WA.

Present: *Chairman Mark Backstrom, Vice Chairman Roger Peters, Dan Petersen, Arthur Chang, Steven Dahl arrived at 5:01*

Staff Present: *Adam Trimble, Planning Manager; Christopher Eastwood, Assistant City Attorney; Sam Barham, Engineer; Nancy Vandehey, Admin Assistant*

3. APPROVAL OF MINUTES

21- Minutes of the November 9, 2021 ABA meeting.
0001104

A motion was made by Arthur Chang, seconded by Roger Peters, that the minutes be accepted and approved.

4. AUDIENCE PARTICIPATION OF CORRESPONDENCE

No oral or written communication was received.

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

The Declaration of Ex-Parte Communications and Appearance of Fairness Doctrine was read into the record by Adam Trimble and there was no comments from the audience.

6. PUBLIC HEARINGS

21- ABA 2021-7 Variance Request for 104 Acorn Lane from the setback requirements of
0001117 LMC 19.20.070 for buildings in the R-1 zone, to permit a detached accessory building (garage) within the space between the principle building (home) and the front lot line,

but not within the 25' front yard setback area.

Recommended Action: Motion to adopt the findings and recommendations of the staff report and grant a variance as requested.

Adam Trimble read the staff report and findings into record. He explained the exhibit images while sharing them online for viewing.

The public hearing was opened at 4:47 pm. Mike Larsen, Longview, property owner, spoke in favor of the application. The public hearing was closed at 4:49 pm.

Arthur Chang made a motion to adopt the findings and recommendations of the staff report and grant a variance as requested. This was seconded by Roger Peters. This passed unanimously.

**21- ABA 2021-8 Special Property Use permit to create a detached accessory dwelling unit in
0001138 the R-1 zone per LMC 19.22.020 for 2112 40th Ave.**

Recommended Action: Motion to adopt the findings and recommendation of the staff report and grant a Special Property Use Permit for the establishment of a detached accessory dwelling unit in the R-3 Residential District, at 2112 40th Ave.

Adam Trimble read the staff report and findings into record. He explained the exhibit images while sharing them online for viewing.

The public hearing was opened at 5:04 pm. Elaine Eisele, Longview, property owner, spoke in favor of the application. The public hearing was closed at 5:06 pm. There were a couple typos in the packet that were clarified. ADUs are allowed in both R1 and R3 zones.

Steven Dahl made a motion to adopt the findings and recommendations of the staff report and grant a Special Property Use Permit for the establishment of a detached accessory dwelling unit in the R-1 Residential District, at 2112 40th Ave. This was seconded by Roger Peters. This passed unanimously.

7. OTHER BUSINESS

Adam Trimble clarified the need for this special meeting this evening was due to his vacation next week. Then after setting this meeting, an application was presented that fell within the timeline of the regular meeting; therefore, we've called the regular meeting in addition to the special meeting today.

Adam shared that we currently have a job posting for a new Planner. After that person is hired, this board will be handed over to the new staff as one of their regular duties.

8. ADJOURNMENT

The meeting was adjourned at 5:09 pm.



STAFF REPORT
to the
LONGVIEW APPEAL BOARD OF ADJUSTMENT

PRESENTED BY: Ann Rivers, Community Development Director

PREPARED BY: Adam Trimble, Planning Manager

HEARING DATE: December 14, 2021

APPLICATION NO.: ABA 2021-9

APPLICANT: City of Longview

PROPERTY OWNER: Overlook Piculell LLC

REQUEST: Variance request to reduce the required front yard setback from 25 feet to 20 feet due to the steep slope of the lots.

LOCATION: 9 properties on the south side of Alexia Court: 11, 15, 19, 23, 27, 31, 35, 39, & 43 Alexia Court.

ASSOCIATED CASES: None.

ZONING DISTRICT: R-2 Planned Unit Development (PUD), Residential District

BACKGROUND AND PROPOSAL

The City of Longview, with the agreement of the property owner, has requested a variance from the front setback requirement of 25' to reduce to 20' due to steep slopes and topography at the rear of 9 lots on Alexia Court. [Exhibit A: Variance Application]. The lots are mostly undeveloped on the south side of the street and located on a hillside above the City of Longview water reservoirs. There was and remains a 40 foot elevation difference between the reservoir access road below the lots and the curb at the front of the lots (a distance of 120 feet, equaling a 28% slope). However when the property was improved, the hillside was regraded to create flat areas at the front of each lot and a downhill slope exceeding 30% at the rear. [Exhibit B, aerial photos with elevations, photos]. Six of the properties in question are 7,625 square feet in area, with dimensions of 70 wide by 108 feet +/- deep. Three lots are on a cul-de-sac and have smaller

dimensions and lot areas between 7,489 and 6,962 square feet. There is a 15' wide utility easement at the rear of 5 of the lots in question [Exhibit C Village at Overlook PUD subdivision plat].

The subdivision plat states on page 2, that "The front yard setback line shall be 25' for all lots," a note that may have been considered necessary at the time since the property was developed as part of a Planned Unit Development where flexibility in lot sizes and setbacks can be given. When this subdivision was originally proposed in 2006 the developer requested to develop duplex/condominiums on each lot and provide setbacks of 10' for front yard, 18' to front of garage, 5' side yard and 15' rear yard. The city approved this proposal but by the time final plat was requested in 2007, the plat map contained a note that a 25' front yard is required and the developer proposed Covenants, Conditions and Restrictions requiring lots be built with single family homes.

Home construction did not start until 2016 on lots in the subdivision and currently there are 9 homes on the 20 lots. Construction permits for three of the lots in question have now been obtained and a foundation started for 23 Alexia Court. An error in the applicant's site plan resulted in the foundation being excavated and poured 4 feet inside the 25' front yard setback. City inspectors caught the discrepancy after the first inspection of the form work for the foundation was passed. Neighbors also noted the error around the same time as the formwork was completed and the concrete poured. If necessary, the city will participate in the cost to re-construct the foundation at the correct distance. After reviewing the situation and comparing the foundation design and retaining wall needs for the foundation to be located 4 feet further toward the slope at the rear of the lot, city staff identified significant increases in the amount of excavated material and cost to construct the foundation would be incurred. These costs, and the additional impacts to overall slope stability across the hillside which sits above the critical city water reservoirs, are considered by the city to be special circumstances affecting these properties. The city then encouraged the owner to make a variance request for all 9 remaining undeveloped lots under their ownership on the south side of Alexia court, to reduce the impact of retaining wall and foundation excavation into the hillside and the implications for overall slope stability.

Neighboring land uses include:

North – Single family homes

South – City of Longview reservoirs and open space with trees.

East – an existing home on a cul-de-sac and open space with trees.

West – Single family homes.

The Comprehensive Plan classification for the property is Medium Density Residential.

In accordance with LMC §19.12.090(1), written notice of the public hearing for the Variance request was mailed to the applicant and to the owners of all properties adjacent to or abutting this proposal on Friday December 3rd, 2021 [Exhibit D].

Postings and legal notices are not required for Variance requests.

SEPA DETERMINATION

A State Environmental Policy Act checklist was not required.

CRITICAL AREA ORDINANCE REQUIREMENTS

There are no mapped critical areas on the property however any slope 40 percent or steeper with a vertical relief of 10 or more feet is defined as a landslide hazard. The exact slope of the regraded hillside is unknown at this time.

APPLICABLE CODE SECTIONS

Section 19.20.030 provides Density and dimensional standards for the R-2 Residential Zone.

Table 19.20.030-1 provides the density and dimensional standards for each zone. No building, structure or use shall hereafter be erected, constructed or established on a lot that does not meet the requirements for lots as contained in this chapter and for the district in which said lot is located, except for nonconforming lots of record as defined in Chapter [19.09](#) LMC.

Standard	R-2
Minimum lot size (square feet)	6,000;
Minimum lot frontage/width (feet)	50
Maximum density (units per acre)	30 units
Front yard setback (feet)	25
Front yard setback (alley-loading) ³	15
Rear yard setback ⁴ (feet)	10
Side yard setback ⁵ (feet)	5
Side yard (street) setback – corner lot, street flanking (feet)	15

LMC 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

(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

(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

(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).

STAFF ANALYSIS

The code section cited above requires a 25' front yard setback for the primary building from the property line. Porches open on three sides may extend 6' feet into a front yard setback.

In reviewing LMC §19.12.140, which contains the criteria that shall guide the Board during their review of this petition, staff finds the following:

(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

Lots in the vicinity have reasonably sized virtually flat buildable areas and are not located above the reservoir. Of the 8 homes built across the street on Alexia Court only one has a partial daylight basement due to location on a slope. The other 8 homes did not require more than an extra foot in the foundation height to be level. Some properties in the same development could have also requested a variance given steep slopes and narrow buildable areas outside of setbacks, however none have been requested.

(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 variance is warranted due to the shape, topography, location and surroundings of the subject properties. The nine lots in question have very little flat ground outside of setbacks on which to construct a home. The topography likely requires multi-level homes with daylight basements that will sit across a hillside directly above a vital city reservoir. The lots are wider and narrower than a typical lot in Longview resulting in more of the property dedicated to the front and rear yard setback areas and resulting in the buildable area occurring on the slope. As observed in Attachment B, photos of the site show foundations with multiple steps climbing the hillside toward the flat front yard setback area. If granted, the variance will provide 5 additional feet of flat ground for home construction and the potential to have one less step down in the foundation. Staff notes that foundations and retaining wall costs increase exponentially as the height

increases. Relief through a variance is expected to result in more cost effective engineered foundations and flexibility to choose different foundation designs.

(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

One purpose of a driveway is to provide supplemental parking while leading to the required parking in the garage or area outside the front yard. Some concern has already been raised about this request to reduce from 25' to 20' resulting in vehicles parked in manner where they hang over the sidewalk. Staff notes that 3 of the 5 residential districts in Longview, including a single-family zone, allow a 20' front yard setback so this risk has been accepted city-wide for thousands of properties. A 20' deep parking stall or 18½' deep compacts stall is the standard for parking spots city-wide as well. Engineering staff will recommend that sidewalks built for all 9 lots be placed at least two feet from the front property line resulting in a minimum 22' separation between garage wall and sidewalk. On-street parking is also available on Alexia Court.

Staff is recommending a variance be granted for all 9 remaining un-built lots in this row so that the front of homes is consistent as opposed to case-by case variances that could result in varying front setbacks between lots and a jigsaw appearance along the south side of the street.

(4) The need for the variance is not the result of any action taken by the applicant.

As stated in the Background and Proposal section, the city will require any foundations constructed in the front yard setback area of the lots in question to be corrected and meet code. While evaluating how to correct the foundation work that has begun, city staff finds that other factors weigh heavily in favor of granting the variance, and those factors were not self-created:

1. The presence of a steep slope in the buildable areas of all 9 lots on the south side of Alexia Court; and
2. The presence of the vital water reservoirs below the hillside.

The steep slopes on these lots create a challenge for foundations and result in homes placed entirely on the slope to meet the 25' setback. The slope is estimated to exceed 30% in a short distance requiring tall engineered foundation walls and over excavation of the hillside. The 40' elevation change between the reservoir and what is now Alexia court existed prior to the subdivision development. The location of the lots was originally identified in 1991 as part of a master plan that was later revised in 1995 and 2006. The slope is an existing topographical feature and the city reservoir an existing piece of vital public infrastructure. Staff finds that a variance of 5 feet to move home locations upslope 5' is needed to minimize the amount of

excavation into the hillside, minimize activities and construction with potential to cause slope instability, and decrease the size and cost of engineered foundation walls.

STAFF DISCUSSION

The City's Building Official, Fire Marshal, and Public Works Department have had the opportunity to review the Variance request application for 9 properties on the south side of Alexia Court: #'s 11, 15, 19, 23, 27, 31, 35, 39, & 43. The Public Works Department engineers provided the following comments:

1. No impacts to utilities or the right of way are anticipated to result from the variance if granted.
2. Sidewalks have not been installed for the 9 lots in question. The subdivision design calls for 2± feet between the edge of the public sidewalk and front property line. This will provide potentially 22 feet between the garage wall and the public sidewalk.
 - a. A curb tight sidewalk with no planting strip is an option that could be considered to minimize risk of vehicles hanging over the sidewalk. This change would eliminate the planting strip between the curb and the street but staff notes that planting strips less than 3 feet wide are not suitable for planting trees. A mitigation for the loss of the planting strip would be to require trees to be planted in the front yards of homes on the south side of Alexia court.

The Fire Marshal has no concerns. Stormwater has no concerns. The Building Official is the applicant with consent from the property owner for this variance request.

As of this writing, staff has received no formal comments on the application. Two phone calls from neighbors were received but have not resulted in comment letters. Spent time discussing the application and situation with each neighbor and attempted to answer all the questions asked.

STAFF FINDINGS

1. The application satisfies the conditions of LMC § 19.12.140, 1-4 for granting a variance as demonstrated in the Staff Analysis section.

RECOMMENDATION

Staff recommends that the Appeal Board of Adjustment adopt the staff analysis as findings and grant a variance to reduce the front yard setback from 25' to 20' for Alexia Court properties: #11, 15, 19, 23, 27, 31, 35, 39, & 43.

EXHIBITS

- A. Variance application, Applicant's proposed building footprint and photos
- B. Aerial photos with elevations, photos.
- C. Subdivision Plat map.

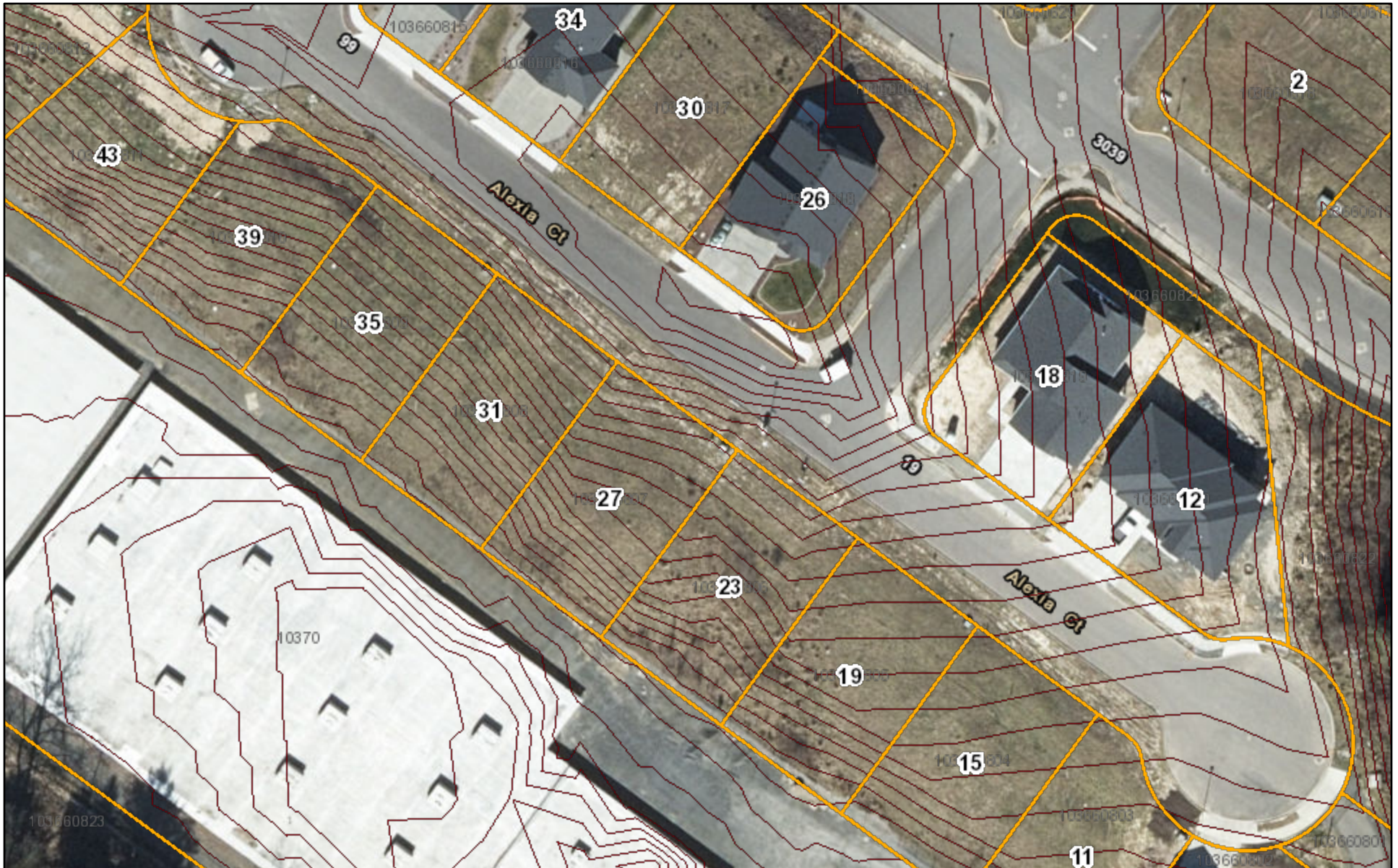
D. Notice to Adjacent Property owners.

Staff Report Date: December 9, 2021

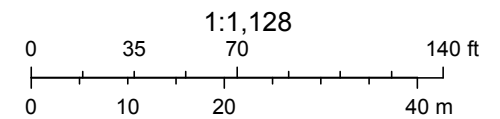


Approx. 20'

Exhibit B 2 foot elevation contours



12/9/2021, 3:34:33 PM



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



















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

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 83-96 RECORDS OF COWLITZ COUNTY; THENCE S47°33'03"E A DISTANCE OF 40.08 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 EAST 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 LOT 9, SAID BLOCK 1; 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 NORTHWESTERLY ALONG SAID MARGIN AND CURVE THROUGH A CENTRAL ANGLE OF 32°00'58" AN ARC DISTANCE OF 209.55 FEET TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 3 OF SAID PLAT; THENCE N10°53'09"E ALONG THE EASTERLY LINE OF SAID LOT 8 A DISTANCE OF 109.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE N87°08'13"W ALONG THE NORTH LINE OF SAID LOT 8 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, PAGE 59, RECORDS OF COWLITZ COUNTY; THENCE N80°37'55"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 N68°33'04"E ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 234.82 FEET TO THE SOUTHWESTERLY CORNER OF TRACT "A" (OPEN SPACE) OF SAID PLAT; THENCE N35°59'16"E ALONG THE EASTERLY LINE OF SAID TRACT "A" 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 S80°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 461829 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.

DEDICATION

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

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

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND(S) AND SEAL(S) THIS 26 DAY OF October 2007

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 2007, 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.

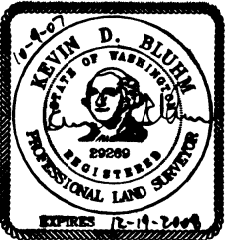
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF 20 AT
M. IN BOOK OF SURVEYS AT PAGE
AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.

COUNTY AUDITOR

Mad E. Lawrence
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: 4838 SW Scholls Ferry Rd.
Portland, OR 97225
MY COMMISSION EXPIRES:

6-20-08



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.

CITY ENGINEER, CITY OF LONGVIEW

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

COWLITZ COUNTY TREASURER

MAYOR, CITY OF LONGVIEW

ATTEST, CITY CLERK

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

EXAMINED AND APPROVED THIS DAY OF A.D. 20

CITY ENGINEER

EXAMINED AND APPROVED THIS DAY OF A.D. 20

CHAIRMAN, LONGVIEW PLANNING COMMISSION

ATTEST, SECRETARY

EXAMINED AND APPROVED THIS DAY OF A.D. 20

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.

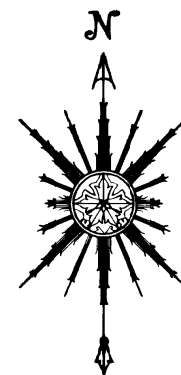
KEVIN D. BLUHM, REGISTERED LAND SURVEYOR # 29269

10-9-2007
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' COMP 13
SHEET 1 OF 4



METHOD OF SURVEY
FIELD TRAVERSE USING A TOPCON GTS-803
(00'00'03") TOTAL STATION. THIS SURVEY MEETS
OR EXCEEDS THE ACCURACY STANDARDS AS
SET FORTH IN WAC 332-130-080 & 090.

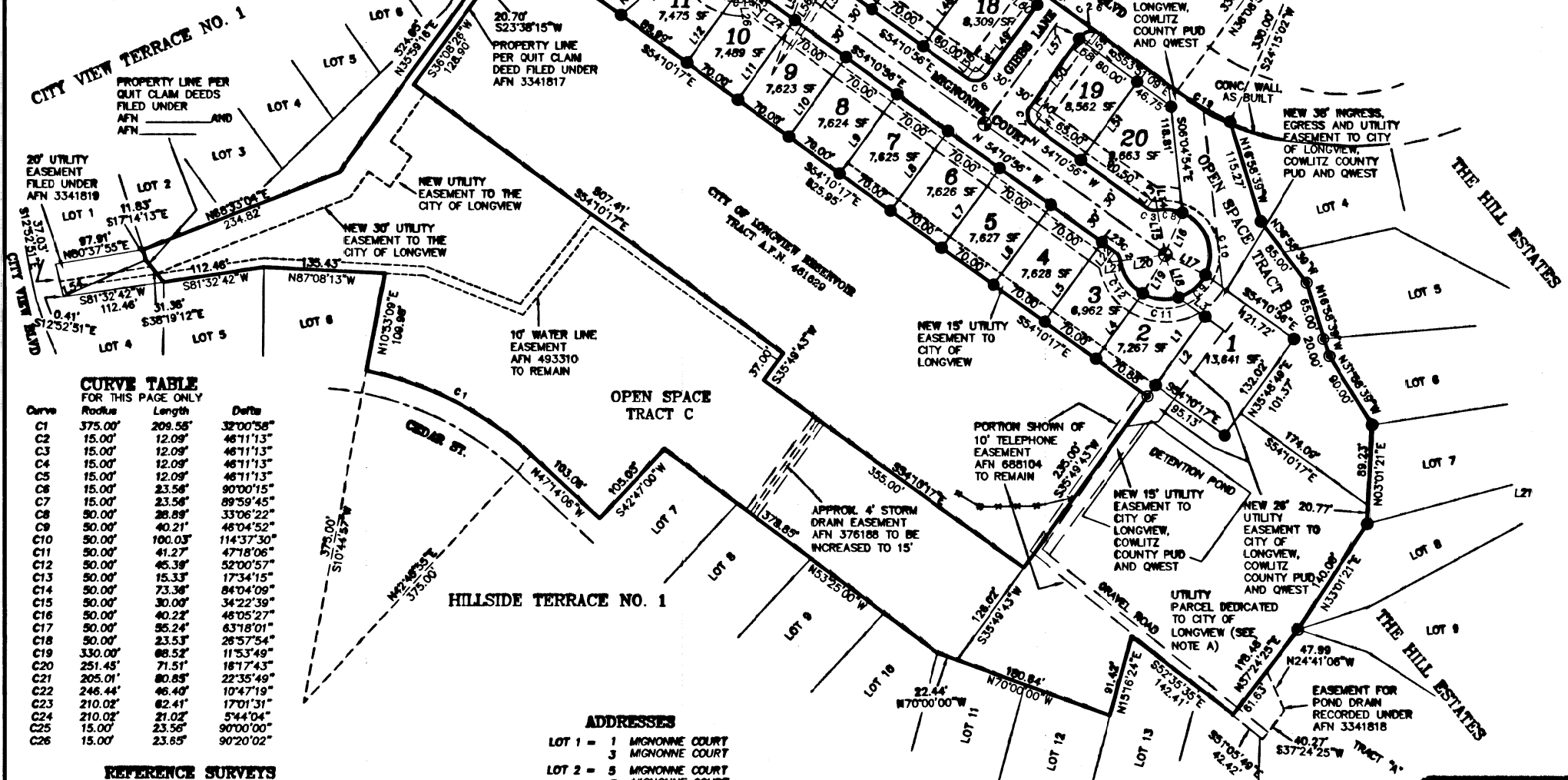
SCALE: 1"=100 FEET
0 50 100 200

BASIS OF BEARING: ME 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

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.



CURVE TABLE
FOR THIS PAGE ONLY

Curve	Radius	Length	Delta
C1	375.00'	206.55'	32'00'58"
C2	15.00'	12.00'	46'11'13"
C3	15.00'	12.00'	46'11'13"
C4	15.00'	12.00'	46'11'13"
C5	15.00'	12.00'	46'11'13"
C6	15.00'	23.56'	90'00'15"
C7	15.00'	23.56'	89'59'45"
C8	50.00'	26.89'	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'	66.52'	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'	23.56'	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 95-96 BY 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 29209

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**
- LOT 1 - 1 MIGNONNE COURT
LOT 2 - 3 MIGNONNE COURT
LOT 3 - 7 MIGNONNE COURT
LOT 4 - 9 MIGNONNE COURT
LOT 5 - 11 MIGNONNE COURT
LOT 6 - 13 MIGNONNE COURT
LOT 7 - 15 MIGNONNE COURT
LOT 8 - 17 MIGNONNE COURT
LOT 9 - 19 MIGNONNE COURT
LOT 10 - 21 MIGNONNE COURT
LOT 11 - 23 MIGNONNE COURT
LOT 12 - 25 MIGNONNE COURT
LOT 13 - 27 MIGNONNE COURT
LOT 14 - 29 MIGNONNE COURT
LOT 15 - 31 MIGNONNE COURT
LOT 16 - 33 MIGNONNE COURT
LOT 17 - 35 MIGNONNE COURT
LOT 18 - 37 MIGNONNE COURT
LOT 19 - 39 MIGNONNE COURT
LOT 20 - 41 MIGNONNE COURT
LOT 21 - 43 MIGNONNE COURT
LOT 22 - 45 MIGNONNE COURT
LOT 23 - 47 MIGNONNE COURT
LOT 24 - 49 MIGNONNE COURT
LOT 25 - 51 MIGNONNE COURT
LOT 26 - 53 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
LOT 31 - 12 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 29209
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°48'04" 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 28°58'39" 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 06°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'



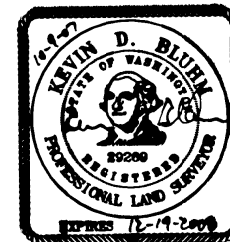
BLUHM & ASSOCIATES LAND SURVEYORS, INC.
1068 S. MARKET BLVD. CHEHALIS, WA 98532
PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: C. NORMAN	DATE: OCTOBER 4, 2007	JOB # 06-120-VILLAGE
CHECKED BY: K. BLUHM	SCALE: 1" = 100'	COMP 1578
		SHEET 2 OF 4

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°35'46"

Course	Bearing	Distance
L1	S35°48'49"W	30.66'
L2	S80°49'34"W	36.78'
L3	S35°48'49"W	132.00'
L4	S54°10'56"E	95.59'
L5	S35°56'16"W	66.24'
L6	S54°10'17"E	28.83'
L7	S35°56'16"W	41.81'
L8	N54°10'17"W	28.83'
L9	S35°56'16"W	34.88'
L10	N68°33'04"E	231.56'
L11	N80°37'55"E	102.88'
L12	S54°10'56"E	35.96'
L13	S35°48'43"W	180.12'
L14	N49°03'55"E	92.40'



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

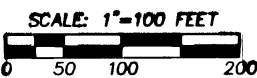
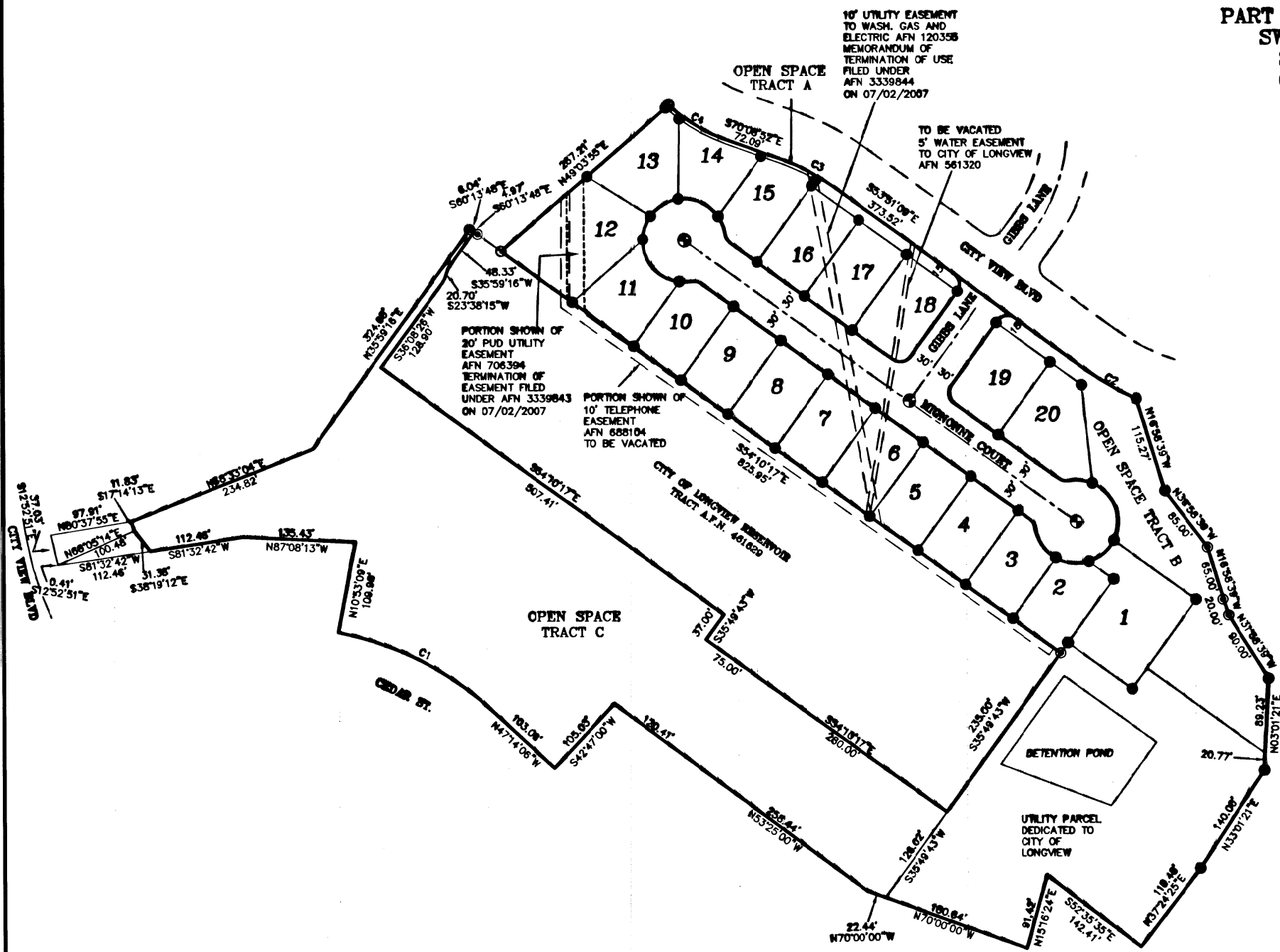
1068 S. MARKET BLVD. CHEHALIS, WA 98532
PHONE (360) 748-1551 FAX (360) 748-6282

SHEET 3 OF 4

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

Curve	Radius	Length	Delta
C1	375.00'	208.55'	32°00'58"
C2	330.00'	68.52'	11°53'40"
C3	251.45'	71.51'	16°17'43"
C4	205.01'	80.85'	22°35'49"



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. ☒ SHEET 4 OF 4



NOTICE OF PUBLIC HEARING

Longview Appeal Board of Adjustment

4:30 P.M. Tuesday, December 14, 2021 for a 'hybrid' in-person or virtual meeting.

Join Zoom Meeting using this link or the info below:

<https://us02web.zoom.us/j/2670240682?pwd=dUtNSUhvVnFSeFFoVGR4cDlkMU4ydz09>

Or dial in for audio: (253) 215-8782 Meeting ID: 267 024 0682 Passcode: 1923

Case No: ABA 2021-9

Applicant: City of Longview

Addresses: 11, 15, 19, 23, 27, 31, 35, 39, & 43 Alexia Court

Location: 9 lots on the South side of Alexia Court with sloping rear yards.

Request: Variance request to reduce the required front yard setback for 9 lots from 25 feet to 20 feet due to the steep slope of the lots.

Why You Are Receiving This Notice: You own real property located adjacent to or abutting the property requesting a variance. The Longview Municipal Code requires all property owners owning real property located adjacent to or abutting a land use proposal subject to a public hearing to be notified of the proposal and of the hearing date, place, and time. Contact: Adam Trimble, Planning Manager 360-442-5092

Copies of the associated documents are available for review online at mylongview.com under 'Agendas & Minutes'.

Comments: If you would like to provide comments in writing on this proposal, please submit them **no later than 4:00 p.m. Tuesday, December 14, 2021** to the City of Longview Community Development Department, PO Box 128, Longview, WA 98632, **ATTN: Adam Trimble, Planning Manager**. For electronic comments, provide your comments along with full name, address and contact information to adamt@mylongview.com **RE: ABA 2021-9**

Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for 4:30 P.M. Tuesday, December 14, 2021 either in-person at Longview City Hall Council Chambers, 1525 Broadway Street, OR on the virtual meeting platform Zoom (online or phone-in). Please contact the City Clerk's Office at 360-442-5041 with any accessibility requests.

Attachment: Aerial photo with notation.



What the Longview municipal code allows:

19.12.140 Variance permits – Authority to issue.

The [Appeal Board of Adjustment] 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
- (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
- (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
- (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).