



City of Longview

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

Agenda

Planning Commission

Wednesday, September 6,
2023

7:00 PM

City Hall

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

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1. **ROLL CALL**

2. **APPROVAL OF MINUTES**

23-001436 Minutes of August 2, 2023

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

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

5. **PUBLIC HEARINGS**

23-001437 PC 2023-7 Olive Way Townhomes Subdivision

6. **NON-PUBLIC HEARING ITEMS**

23-001438 Draft Language - Data Centers, Cryptocurrency

23-001439 Request for Public Hearing - Rezone/Comp Plan Amendment 5824 Ocean Beach Hwy

23-001440 Request for Public Hearing -Text Amendment/Comp Plan Amendment 636 California Way

7. **WORKSHOP**

23-001441 Affordable Housing

8. PLANNER'S REPORT
9. ADJOURNMENT



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Minutes

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1. **ROLL CALL**

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

Present: Member Craig Collins, Member Trey Davis, Member Jeff Rauth, Member Ramona Leber, Member Joanna Lee, Member Kalei LaFave

Excused: Member Stacy Dalgarno

Staff Present: Chris Collins, Assistant Public Works Director; Mac Kosar, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

23-001367 PC Minutes of July 5, 2023

Member Ramona Leber noted to amend the July 5, 2023 minutes to correct the Planning Commission recommendation sent to Council regarding mini storage and Ocean Beach Hwy frontage zoning code amendments. The Planning Commission unanimously agreed to let the initial recommendation go.

A motion was made by Member Joanna Lee, seconded by Member Kalei LaFave, to approve the minutes of July 5, 2023 as amended. The motion carried unanimously.

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

23-001368 Correspondence received:
Windsor Engineers (2)
Brittall Architecture

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

Waived

5. PUBLIC HEARINGS

None at this time

6. NON-PUBLIC HEARING ITEMS**23-001369 Cryptocurrency and Data Mining Centers**

Mr. Kosar provided a brief review of the discussions to date. The Planning Commission wanted to focus on the power aspect for this workshop.

Mike Larson, with Cowlitz PUD, provided insight to the power load, power study and what a potential customer could be required to pay for, on top of the rate.

The power study/analysis includes megawatt usage, impact capacity, potential loads. Loads above 10 megawatts require the customer to source their own contracts for power, and pay for any necessary infrastructure upgrades. There would be no impact to residential power availability.

There is no typical size megawatt usage for cryptocurrency mining. Mr. Larson said there are no crypto facilities that have made it through the study and built, to date.

With discussion on the use data centers deliver, permanent improvements to property, property/sales/B&O taxes, limit by acreage, water consumption, the Planning Commission directed staff to do more research of other jurisdictions and draft language that will ban cryptocurrency mining, and allow data centers, while expanding on the definition of data centers.

23-001370 Affordable Housing Workshop

Mr. Kosar reviewed an on-screen presentation.

He reviewed the currently permitted uses. Planning Commission discussed lot size standards, lot frontage, shared access easements, House bills 1110 and 1337, administrative approval vs. appeal board hearings, driveway widths, street standards, tiny homes and cottages.

Utility availability requests should be used to determine what can be done on any lot.

Another Affordable Housing workshop will be scheduled, with staff bringing some further recommendations.

23-001371 Olive Way Townhomes

A motion was made by Member Joanna Lee, seconded by Member Kalei LaFave, to set a public hearing for the Olive Way Townhomes for the September 6, 2023 regular Planning Commission meeting. The motion passed unanimously.

7. OTHER BUSINESS

None at this time.

8. PLANNER'S REPORT

** Mint Farm fill and grade permit*

** Sunrise Village permit review*

** Allocations for grant funding*

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for September 6, 2023.

With no further business to discuss, Chairman Collins adjourned the meeting at 9:00 p.m.

Lisa Vertrees, Recorder



STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

PRESENTED BY: McAllister Kosar, Planner

PROJECT NAME: Olive Way Townhomes - Preliminary Subdivision Plat

CASE NO.: PC 2023-7 & CA 2023-2 (Critical Areas)

RELATED CASES: E 2023-9 (SEPA)

HEARING DATE: September 6th, 2023

PROPOSAL: Preliminary Subdivision Plat for a 23-lot townhome residential subdivision and associated roadway and utilities in one phase, on approximately 2.15 acres.

LOCATION: The property is in west Longview and will connect three existing subdivisions of single-family homes located between 36th Ave, Olive Way, and Shelly Pl.
Parcel No.: Parcel Number(s): 102440001.

APPLICANT: Shelly Place Properties LLC., David Holmstrom/Craig McReary.
PO Box 2340
Longview, WA 98632

CONTACT: Phone 360-916-1445

PROPERTY

OWNER: Shelly Place Properties LLC.,
PO Box 2340
Longview, WA 98632

**SEPA
DETERMINATION:** A determination of non-significance (DNS) was issued by the SEPA Responsible Official on July 6th, 2023. The comment period closed at 6:00PM on July 20th, 2023 [Application No. E 2023-9] [Exhibit C]

I. BACKGROUND

A. GENERAL SITE INFORMATION

<i>Zoning District:</i>	R-2 Residential District
<i>Comprehensive Plan Designation:</i>	Medium Density Residential
<i>Adjacent Land Uses:</i>	<u>North:</u> Undeveloped Olive Way Right-of-way, beyond that, Single Family Homes and Vacant Land. <u>East:</u> Undeveloped/vacant land, Single family homes <u>South:</u> Shelly Pl Subdivision, Single family homes <u>West:</u> Undeveloped Olive Way Right-of-way, Single Family Homes and Vacant Land.
<i>Adjacent Zoning Designations:</i>	R-1 Residential, R-2 Residential and Regional Commercial.
<i>Parcel Size (square feet):</i>	Approximately 2.15 +/- acres
<i>Existing Vegetation:</i>	Predominantly grasses.
<i>Existing Structures:</i>	None.
<i>Geologic Hazards:</i>	Soils have some possible restrictions for urban development due to high water table.
<i>Shoreline Designation:</i>	N/A
<i>Floodplains:</i>	No mapping indicators
<i>Frequently Flooded Areas:</i>	No mapping indicators
<i>Wetlands:</i>	A Critical Areas Report finds that there are no jurisdictional wetlands on the site.
<i>Steep Slopes:</i>	No mapping indicators
<i>Unstable Soils:</i>	No mapping indicators
<i>Soils Description:</i>	Silty clay loam
<i>Soil Characteristics:</i>	Slowly permeable and surface runoff is very slow, poorly drained, slight susceptibility to erosion.
<i>Gradient of Soils on-site:</i>	0-3%
<i>Seismic Liquefaction:</i>	Site has potential to liquefy in a seismic event.
<i>Critical Area Recharge Areas:</i>	N/A

B. LAND USE HISTORY

The subject site is an undeveloped field, historically used to pasture cows and horses.

C. KEY ISSUES

Culvert mitigation

Emergency access and safety

D. DIMENSIONAL STANDARDS

Table 1 of LMC 19.20.030 Density and dimensional standards, specifies lot design standards in the R-2 zone.

Based on the information provided by the applicant, staff finds that the proposed lot dimensions meet the requirements for the R-2. The requirements are below:

Standard	
	R-2
Minimum lot size (square feet)	1,800 (townhouses); 6,000 (other uses)
Minimum lot frontage/width (feet)	20 (townhouse); 50 (other)
Minimum lot frontage on a cul-de-sac: In all zones, lot frontage on cul-de-sac lots may be reduced up to 25 percent of base standard (see above)	
Maximum density (units per acre)	30 units
Front yard setback (feet)	25
Front yard setback (alley-loading) ³	15
Rear yard setback ⁴ (feet)	150
Side yard setback ⁵ (feet)	5
Side yard (street) setback – corner lot, street flanking (feet)	15
Maximum building height – residential (feet)	35
Maximum building height – accessory building (feet) ⁷	20
Maximum impervious area of lot ⁸	75%

E. APPLICABLE CODE SECTIONS

The development project proposed is governed by the Longview Subdivision Code, which is codified as LMC 19.80. Sections of the subdivision ordinance that are directly applicable to this

proposal include (if applicable, the staff response is provided in italics immediately after the code requirement):

Planning Commission Action: LMC §19.80.120 Approval criteria.

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

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

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

(c) Appropriate provisions have been made for proposed streets, alleys and public ways, utilities and other improvements that are consistent with the city's current ordinances, standards and plans, and Department of Health and/or Washington State Department of Transportation standards and plans, where applicable; *the subdivision will construct streets, utilities and other improvements consistent with City of Longview standards and specifications. WSDOT has been included in the SEPA external comment period and plat distribution routing with no comments to date.*

(d) Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for open space, parks, schools, dedications, easements and reservations; *the development will dedicate all streets and sidewalks for public use. Open space and recreation have not been made a requirement for the proposal.*

(e) The design of the proposed subdivision site has taken into consideration the physical features of the site, including but not limited to: topography, soil conditions, susceptibility to flooding, inundation or swamp conditions, steep slopes or unique natural features such as wildlife habitat or wetlands; *the site layout works with the existing sloughs, wetlands and physical features of the site. The site has one existing agriculture ditch which is man-made drains to assist with the historical farming and agricultural use of the site. A submitted critical areas report (Exhibit D) finds that there are no jurisdictional wetlands present in the development site.*

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

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

- (i) State requirements including those set for in Chapter [58.17](#) RCW;
- (ii) Longview parks and recreation plan and the Cowlitz regional trails plan;
- (iii) Longview zoning ordinance;
- (iv) Cowlitz County shoreline master program;

- (v) The stormwater management requirements set forth in Chapter [17.80](#) LMC;
- (vi) The standards of this chapter and this title;
- (vii) The International Fire Code and other adopted code;
- (viii) Plans and specifications adopted by the public works department including those set forth in Chapter [12.50](#) LMC and the Longview standard plans and specifications; and
- (ix) Other plans and programs as the city has adopted;

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

(i) Dedication of land to any public body, provision of public improvements to serve the subdivision may be required as a condition of subdivision approval. An offer of dedication may include a waiver of right of direct access to any street from any property, and if the dedication is accepted, any such waiver is effective. The city may require such waiver as a condition of approval. Any dedication, donation or grant as shown on the face of the plat shall be considered for all intents and purposes as a quitclaim deed to the said donor(s) grantee(s) for his/her/their use for the purpose intended by the grantor(s) or donor(s). If the plat is subject to a dedication, a certificate or separate written instrument shall contain the dedication of all streets and other areas to the public, any individuals, religious societies or corporation (public or private), as shown on the plat, and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road. Said certificate or instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the lands subdivided and recorded as part of the final plat. *The final plat will prepare all required covenants and agreements for all public and private dedications as conditioned by the City with the preliminary plat approval.*

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

(3) Authority to Condition Approval. The commission and council may attach those conditions to an approval or recommendation for approval as deemed necessary to promote the public interest, safety, health and welfare, except as prohibited in this chapter or other law. The commission may recommend, and the council may require that conditions of approval be listed on the face of the final plat. In order that the applicant/developer bear a fair share of the cost of repair or improvement of these affected properties, facilities and services, the commission may recommend, and the council may require construction, repair expansion, improvement or other provision of off-site improvements by the applicant. Such requirements may include but shall not

be limited to dedication of land for right-of-way, resurfacing a street that provides access to a subdivision, or replacement in inadequately sized off-site utilities whose capacity will be affected by the development. For short plats, the director may establish conditions and require similar improvements as part of a conditionally approved preliminary short plat. *City staff has thoroughly reviewed the application and recommends the Planning Commission and City Council approve the subdivision with the conditions of approval listed in this report.*

(4) Phasing. For phased projects, the commission shall consider the relationship between the preliminary plat and the master plan. The master plan should be used to establish appropriate modifications to the preliminary plat, conditions of approval, dedications and off-site improvements. *Phasing is not proposed. The Preliminary Plat (Exhibit B) may be referenced as the master plan.*

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

Public Improvements Minimum Standards LMC §19.80.130

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

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

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

(1) Streets, Curbs, Sidewalks, Alleys. The standards set forth in Chapter [12.50](#) LMC shall be met. *Staff has reviewed the street layout and find that it meets the standards set forth in Chapter 12.50 of the LMC as well as necessary Fire Access. The Final Plat design review will evaluate whether the proposal meets standards.*

(2) Stormwater management shall conform to Chapter [17.80](#) LMC and all other applicable statutes. *The applicant has submitted a stormwater report and drainage plan and worked with staff to obtain a grading permit and state construction stormwater permit.*

- (a) Stormwater low impact development (LID) best management practices and site designs that minimize impervious surfaces, native vegetation loss, and stormwater runoff shall be implemented to the fullest extent practicable. *The applicant proposes to integrate low impact development (LID) into the proposal.*

(3) Easements. The following easement standards apply:

- (a) Utility Easements. Perpetual easement to utility providers for installation and maintenance of utilities shall be provided to serve each and every lot at locations deemed necessary by the utility providers. Such utilities may include sewer, water, stormwater, gas, electricity, communication lines and cables and other similar utilities. Utility easements shall be at least 10 feet in width or five feet on each side of contiguous lot lines unless otherwise approved by the city engineer. When the utility easements are needed at lot corners, the size of the easement shall be at least five feet by five feet. Additional easements for major distribution and transmission lines or unusual electric or communication facilities may be required where necessary. Additional easements for major distribution and transmission lines or unusual electric or communication facilities may be required.
- (b) Easements for unusual facilities such as high-voltage electric transmission lines, drainage canals and similar areas shall be of such width as is determined to be necessary by the city engineer for the purpose, including any necessary maintenance roads.
- (c) If a subdivision is traversed by a watercourse, such as a drainageway, channel or stream, there shall be provided a perpetual stormwater easement or drainage right-of-way conforming substantially to the seasonal high-water line of the watercourse and of such further width as will ensure protection of water-carrying capacity and access to the watercourse for maintenance of capacity. Such recorded easement or right-of-way shall be measured from the centerline of the watercourse and shall give to the appropriate authority access for the purpose of maintenance of water-carrying capacity. Such easement may not be necessary where buffers are required by Chapter [17.10](#) LMC. In determining the width of such easements, the city engineer shall give consideration to the requirements and recommendations of the applicable diking district in regard to the operation of maintenance equipment and the placement of spoils where appropriate. The size and nature of the district's drainage facility and the elevation and slope of the abutting upland property shall be considered in determining the minimum width required.

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

(4) Installation of Utilities.

- (a) All distribution laterals and primary and secondary lines and wires serving the subdivision, including those providing electric, street lighting, telephone, and cable television service, shall be placed underground. All utilities shall be installed at the lot line of each and every lot prior to acceptance of improvements and shall be constructed in the street right-of-way unless otherwise approved by the city engineer. The applicant shall make necessary arrangements with utility providers or other appropriate persons for underground installations. This requirement does not apply to surface-mounted transformers, switching facilities, connection boxes, meter cabinets, temporary utility facilities used during construction, high capacity transmission lines, electric utility substations, cable television amplifiers, telephone pedestals, cross-connect terminals, repeaters, warning signs or traffic control equipment.
- (b) Sanitary sewers and water system improvements shall be installed at the developer's expense, to serve all subdivisions, by extension of the existing city sewer and water lines

and any other upgrades and improvements necessary to ensure adequate capacity. Such facilities shall be designed and sized to the satisfaction of the city engineer and shall be of sufficient capacity to accommodate the ultimate development density of all intended phases in adjacent areas.

- (c) Utility installations shall be in accordance with city design standards.
- (d) Street Lighting. Street lighting shall be included in the development of all future platting or subdivisions. Streetlights shall be placed at all street intersections and at other locations designated by the city engineer. A complete street lighting system, including conduits, wiring, concrete bases, poles, junction boxes, meter base, service cabinets and luminaries, shall be installed by the developer throughout the subdivision in accordance with city standards. Light conduit shall be placed in a separate ditch unless otherwise approved by the city. The applicant shall submit plans and manufacturer technical information meeting or exceeding city of Longview standards to the city engineer and public utility district for approval of all specifications and materials used in the system.
- (e) Landscaping of Planting/Utility Strip. The developer or their successor shall be responsible for ensuring that, prior to issuance of an occupancy permit for a lot, the utility/planting strip abutting the curb adjacent to the lot is planted in grass or other approved landscaping and with street trees. The plantings shall include street trees meeting the following characteristics:
 - (i) Shall be at least two-inch DBH at time of planting and be spaced at approximately 30-foot intervals on center;
 - (ii) Shall be centered between the curb and sidewalk;
 - (iii) Shall be planted at least 20 feet from driveways, at least 20 feet from street light standards and at least eight feet from fire hydrants and sewer laterals;
 - (iv) Shall be of a type, species and quantity approved by the superintendent of parks;
 - (v) Shall be at least 30 feet from any corner where curb lines intersect; and shall be planted and maintained in an acceptable manner.
- (f) Timing and procedure for construction of sidewalks shall be as follows:
 - (i) All intersection curb ramps shall be constructed with roadway infrastructure required for the subdivision;
 - (ii) Sidewalks shall be constructed with roadway infrastructure required for the subdivision on all open space tracts, nonbuilding lots, and on the major street frontage of double frontage lots; and
 - (iii) On building lots, construction of the sidewalk shall be done on a lot-by-lot basis, prior to issuance of a certificate of occupancy for the lot.

These requirements will be met or addressed by the applicant during the design phase. The submitted preliminary plat shows designs consistent with the standards for utilities.

(5) Natural Features Preservation and Landscaping.

- (a) Plats shall be designed to preserve and enhance significant natural features and resources, including but not limited to natural contours, watercourses, marshes, scenic points and views, large trees, natural groves, rock formations, and sensitive areas; to be compatible with aesthetic values of the area; and to reflect natural limitations inherent in the property.
- (b) Plats shall be designed to minimize impacts on adjacent properties and on off-site or citywide public facilities and services, such as streets, drainage ways and storm sewers.
- (c) Plats shall be designed to preserve to the extent possible significant trees as defined by Chapter [19.09](#) LMC and as more specifically set forth in this section. When the preservation of at least 20 percent of significant trees, inclusive of those found in preserved critical area buffers and open space or recreation tracts, is deemed not feasible, the applicant shall mitigate for the loss of tree canopy by incorporating additional landscaping, tree plantings and/or buffer enhancements (if applicable) or through other means as approved by the city. Significant trees that will remain on site shall be protected during construction through the use of fencing, rock wells and other means that provide protection corresponding to the drip line of the tree(s), which is the vertical projection of the foliage at its greatest circumference. Assurances shall be provided to ensure the long-term protection of significant trees, or trees planted as mitigation, via notations on the final plat and within recorded covenants. Exemptions may be included to allow removal of those trees deemed dangerous or hazardous to public health, safety and welfare by a professional arborist.
- (d) Screening shall be implemented as follows:
 - (i) Fences, hedges or landscaping buffer strips may be required by the city to separate commercial and industrial zoning districts from residential districts or uses in conformance with the zoning ordinance standards;
 - (ii) In the case of residential subdivisions abutting major arterials, the applicant shall provide a buffer strip a minimum of 10 feet wide along the lot line abutting the arterial. Hedges or trees shall be planted in the buffer strip of a height that will become a solid, effective sight screen within three years, unless existing vegetation provides substantial screening;
 - (iii) Fencing may be required to limit access to areas that may be hazardous to the public, including stormwater detention ponds and facilities. Landscaping shall be required along the perimeter of the fence and may include a mix of trees and shrubs; and
 - (iv) Native vegetation and soil should be used to minimize the need for irrigation and pest control.

The subject site is an undeveloped field, historically used to pasture cows and horses. It is primarily vegetated with mixed grasses, except along the fence lines where there are a few Himalayan blackberries and a few red elderberries. There are also two domestic fruit trees in the south half of the pasture. Table 2 of Exhibit C in the Critical Areas Report (Exhibit D)

summarizes vegetation observed at the subject site. New street trees will be provided per City requirements. As part of design review and approval will ask the applicant to propose additional tree species and provide planting locations as approved by the city Parks Manager. A Preliminary Landscape Plan and Critical Areas report have been submitted, which detail the proposed landscaping. These items will be confirmed during design review before final platting.

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

There are no blocks where a pass-through path is necessary. The development has circulation and sidewalks are included in the proposal.

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

As the proposal will extend Olive Way and Shelly Pl, there will not be any new street naming. The Subdivision has been referred to most recently as Olive Way Townhomes (Subdivision).

- (8) Lots or Parcels.

- (a) Each lot shall be provided direct access by means of minimum frontage on a dedicated and improved public street.
- (b) The minimum size of any lot or parcel of property within a subdivision shall conform to the standards of this title unless otherwise approved pursuant to this title.
- (c) Residential lots which have street frontage along two opposite boundaries shall be discouraged, except for reverse-frontage lots which are essential to provide separation to residential development from primary traffic arterials or collectors or to overcome specific disadvantages of topography and orientation. For such lots there shall be an easement or other restriction in favor of the appropriate governmental entity at least 10 feet wide along the lot lines abutting said primary arterial across which there shall be no right of access may be required.
- (d) Insofar as practicable, side lot lines shall be at right angles to straight street lines and radial to corner street lines. Placing adjacent lots at right angles to one another shall be avoided where possible.

- (e) Residential subdivisions should be designed so that individual lots or parcels do not require direct vehicular access to arterial streets and that direct access to collector streets is minimized.
- (f) Where lots are more than double the minimum lot size required for the zone, the city council may require that the subdivision be designed to accommodate future subdivision and the opening of future streets and expansion of existing streets. The city may also require that a subdivision's street network be designed to accommodate future growth on adjacent properties in support of greater connectivity and a more efficient transportation network.
- (g) Lots shall be laid out to provide drainage away from all buildings, and individual lot drainage shall be coordinated with the storm drainage pattern for the area. Drainage shall be designed to avoid concentration of stormwater from one lot to an adjacent lot.

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

(9) Blocks.

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

The proposed subdivision meets these requirements.

(10) Park and Recreation Improvements.

- (a) The planning commission and city council shall review the need for park and/or trail development when reviewing preliminary subdivision applications and may require the developer to dedicate land for park development as a condition of approval in accordance with this title. For the purposes of this chapter, the term "park" shall also include trails.

Applicant-paid park improvements shall be constructed per the plat conditions. As agreed to by the city, a fee-in-lieu of park land dedication proposal may be considered in accordance with RCW [82.02.020](#) and such fee shall be paid prior to final plat approval, unless otherwise authorized by the city. The location and characteristics of land dedicated for park and recreational purposes shall follow these standards:

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

household and desired park land ratio of seven acres per 1,000 people for neighborhood parks per the Longview park and recreation plan;

- (ii) Developments consisting of multifamily dwellings shall provide park areas consistent with the standards set forth in Chapter [19.20](#) LMC;
 - (iii) Linear trails shall be designed as approved by the director of parks and recreation or their designee. Total trail area improved and/or dedicated may be less than the area standards above, as approved by the city.
- (c) Final Plat Approval Conditioned upon Park Land Dedication. When approval of the final plat of a subdivision is conditioned upon the dedication and/or improvement of land for park/trail purposes, the final plat shall not be approved or recorded until the director of parks and recreation has determined in writing that any land to be dedicated is shown on the face of the final plat, or in a deed conveying the land to the city which has been recorded with the Cowlitz County auditor's office or the instrument conveying the land to the city has been transmitted to the city council for acceptance of the dedication by ordinance.

City of Longview Parks and Recreation Department has made no request for additional parks, trails, or fee-in-lieu for the proposed.

F. STAFF DISCUSSION

From an overall perspective, this project develops per the permitted uses of the R-2 Residential District and will incorporate the requirements of the City of Longview Zoning ordinance as necessary. The project proposes to expand utilities, streets, and CDID infrastructure as needed and permitted under the Longview Municipal Code and CDID standards.

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

G. SEPA DETERMINATION

A determination of non-significance (DNS) was issued by the SEPA Responsible Official on July 6, 2023. The comment period closed at 6:00PM on July 20, 2023. The City received a comment from the State of Washington Department of Ecology that all grading and filling of land must utilize only clean fill. Any further comments will be provided at the public meeting.

The SEPA documents are attached as [Exhibit C].

H. CRITICAL AREA PERMIT

Per LMC 17.10.090 Critical areas permits – ‘Applications and approvals’ section (7) Permit Action. For development permits where the land use decisions can be made administratively, the director may approve, approve with modifications and/or conditions, or deny a critical areas permit. For development permits where land use decisions are made by the planning

commission, city council, or the board, the decision-making body may approve, approve with modifications and/or conditions, or deny a critical areas permit as part of the overriding action.

Any notification of approval shall include the conditions, modifications and restrictions regarding the location, character, and other features of the proposed development that the director finds necessary to make the proposal compatible with the purposes and standards of this chapter. Prior to notification of approval, approval with conditions/modifications, or denial, the decision-maker(s) shall make findings that:

(a) Confirm the nature and type of critical areas;

City of Longview Staff concur with the Critical Areas Report (Exhibit D) and best available sciences that there are no wetlands present on the site. The Critical Areas Report performed by Loowit Consulting Group observed a non-jurisdictional drainage ditch as well as a Storm drain near the terminus of Olive Way, both of which are considered non-jurisdictional and would not be subjected to buffers required by the City of Longview.

(b) Determine if a proposed alteration critical areas meets the standards contained in this chapter; and

The proposed alteration will be recommended to be conditioned to include agreements with CDID for flow control and culvert design for the Olive Way crossing. The applicant will also be required to meet City of Longview and State of Washington Stormwater requirements.

(c) Determine if the assurances for the mitigation proposed by the applicant are sufficient to protect or mitigate the critical areas consistent with this chapter.

The proposed alteration will be recommended to be conditioned to include agreements with CDID for flow control and culvert design for the Olive Way crossing. The applicant will also be required to meet City of Longview and State of Washington Stormwater requirements.

II. STAFF FINDINGS

1. The Comprehensive Plan identifies the land use designation of the entire parcel as Medium Density Residential. The plan further defines the density range for medium-density residential development as “a mixture of housing unit types, including single-, two-, three-, and four-family dwellings; townhouses; or clusters thereof.”
2. The site is currently zoned R-2 Residential District. This district permits the proposed development project, a townhome subdivision.
3. Development of the property in a manner depicted on the initial preliminary subdivision plans will not be detrimental to the public health, safety, or welfare or injurious to other property in the vicinity provided the conditions of approval are met.
4. Appropriate provisions are made for but not limited to public health, safety and general welfare, open spaces, parks and playgrounds, school grounds, drainage ways and facilities, streets, alleys, sidewalks and other public ways; water supplies and sanitary and solid waste disposal.

III. RECOMMENDATION

Based on the analysis of the issues and findings of fact, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the Olive Way Townhomes Subdivision Preliminary Plat, subject to the following conditions:

1. All required streets, sidewalks, street lighting, sanitary sewer, water and storm drainage systems shall be constructed to City of Longview standards. Plans for construction for the above improvements shall be reviewed and approved by the City Engineer or Public Works Director prior to construction. Concerns regarding specific construction details will be addressed during the plan review for the subdivision. The details included in the proposal are considered conceptual in nature. A lighting analysis will be required. Plans shall follow the City's standard details.
2. The street subgrade preparation, base and surfacing shall be designed by a qualified Geotechnical Engineer and shall not be less than the City of Longview standards.
3. The developer shall plant trees within the street right of way in accordance with Park and Recreation Department specifications and the standards of LMC 19.80.720.
4. The developer shall be required to obtain all necessary permits from the U.S. Corps of Engineers, Department of Ecology, Consolidated Diking Improvement District No. 1 and the Washington State Department of Transportation prior to commencing work within those agencies area of jurisdiction.
5. A preliminary agreement with the Consolidated Diking Improvement District (CDID) for flow control and the Olive Way culvert crossing shall be shared with the City of Longview as part of the Construction Plan/Design Review
6. Unless otherwise approved by the Director of Public Works, access to corner lots that front on two streets shall be from the lower street functional classification.
7. The Developer must provide a subdivision improvement bond for completion of sidewalks planting strips and street trees if those items are not constructed prior to final plat approval.
8. The developer shall provide utility easements in accordance with Cowlitz PUD requirements. The easement areas are for the installation, operation, and maintenance of underground utilities. The plat covenants shall show that all utility agencies, their successors and assigns, shall have a continuing right of ingress and egress over, across, along and upon the easement area involved at any and all times.

RECOMMENDED MOTION

“Move to accept the findings of the city staff and submit a recommendation to the Longview City Council of Case No. PC 2023-7 & CA 2023-2, subject to the conditions of approval contained within the staff report.”. CA 2023-2 will result in conditions but not the requirement of a Critical Areas Permit as recommended by Staff.

IV. EXHIBITS

- A. Application/Narrative
- B. Preliminary Subdivision Plat
- C. SEPA documents
- D. Critical Areas Report
- E. Completeness Review Letter
- F. Public Notice

Report date: August 29, 2023

Shelly Place Subdivision
Preliminary Plat Narrative

Longview, Washington

Prepared By:



Jackola Engineering & Architecture

PO Box 1134

Kalispell, MT 59903

Project No. 210905

Contact: Toby McIntosh, PE

406-755-3208

Date

April 12, 2023

Contents

General Description	4
Approval Criteria & Standards	4
Proposed Uses	4
Construction Schedule	4
Deviations and Variances	4
Longview Code	4
Title 12 Streets and Sidewalks Chapter 12.50 Street and Development Standards	4
12.50.040 Minimum Street Design Standards.....	4
12.50.050 Streets, Curbs, and Sidewalks	4
12.50.060 Traffic Impact Analysis.....	5
Title 19 Zoning.....	5
Chapter 19.20 Residential Zoning Districts.....	5
19.20.020 Uses	5
12.20.030 Density and dimensional standards.....	5
19.20.040 Townhouse development standards	5
Chapter 19.78 Off-Street Parking and Loading	5
19.78.100 Required off-street parking space for specific uses.....	5
Chapter 19.80 Longview Subdivision Code	5
19.80.120 Approval Criteria	5
19.80.120 (1) Compliance Criteria	5
19.80.130 Minimum Standards.....	7
19.80.120 (1)	7
19.80.120 (2)	8
19.80.120 (3)	8
19.80.120 (4)	8
19.80.120 (5)	8
19.80.120 (6)	8
19.80.120 (7)	8
19.80.120 (8)	8
19.80.120 (9)	9
19.80.120 (10)	9
19.80.120 (11)	9

19.80.120 (12)	9
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General Description

Shelly Place Properties, LLC is proposing to create 22 0.04-0.08-acre townhouse lots on 2.15-acres of property within Longview City limits. The project site is located in the Memorial Park neighborhood area and is bound by Olive Way to the north, Parkland 2 Subdivision to the south, and residential lots to the east and west. The specific parcel being developed has assessor number 102440001.

Approval Criteria & Standards

Proposed Uses

The property being developed lies within an R-2 zoning district. The proposed townhome development aligns with the allowed uses for R-2 zoning listed within the Longview Municipal Code. The City of Longview Future Land Use Map created as part of the City Comprehensive Plan also identifies the area as being medium density residential.

Construction Schedule

Construction of the subdivision improvements is expected to begin upon approval of all necessary permits. The buildout of the townhomes will occur soon after.

Deviations and Variances

No deviations or variances are proposed at this time.

Longview Code

Title 12 Streets and Sidewalks Chapter 12.50 Street and Development Standards

12.50.040 Minimum Street Design Standards

The proposed street extensions will have a residential access designation. Streets will meet the minimum street design standards as listed in Table 12.50.040 with an exception to the ROW width and drainage along Olive Way. In coordination with the City it was agreed that the developer would be required to dedicate 5-feet of ROW along Olive Way and that curb and gutter would only be installed on the south side of the street. The Olive Way street extension will have a 28-foot pavement width up to the western edge of the site, where it will become a dead end until the neighboring property is developed. The remaining ROW dedication and street improvements necessary to meet standards would be required by the property to the north or west if they are developed in the future.

12.50.050 Streets, Curbs, and Sidewalks

Streets, curbs and sidewalks constructed as part of the project will adhere to standards listed in this section, and applicable public works standards. The Shelly Place street extension will follow the cities standard cross section with curb and gutter, pavement, planter strips, and sidewalk. Where Shelly Place ties into the cul-de-sac on the southern side of the site the street geometry is laid out with a 200' radius curves at the street centerlines. The cul-de-sac will not be removed but a traffic calming circle will be placed in the center. The Shelly Place street extension will connect to the Olive Way street extension at a 90-degree angle with 15' curb return radii.

As described above the Olive Way extension will have curb and gutter, sidewalk, and a planter strip on one side of the street with a 28' driving width. A 28-foot width was chosen to ensure a 20-foot wide lane remains open for fire access since it is likely vehicles will occasionally park along the curb.

Street signs will be installed to comply with MUTCD and City of Longview standards. Street lighting will be installed along the street. It is anticipated that the residential street light pole type will be used. Street light locations are shown on the preliminary drawings based on existing street light spacing. During further design the illumination levels will be analyzed and locations will be adjusted accordingly.

12.50.060 Traffic Impact Analysis

Preliminary trip generation calculations were performed and a trip generation letter has been created. A traffic study may be required at the discretion of public works since the development is expected to generate 11 new P.M. peak hour trips. If required it would be performed during further design.

Title 19 Zoning

Chapter 19.20 Residential Zoning Districts

19.20.020 Uses

The subject property is zoned R-2 and the proposed townhouse development is a permitted use.

12.20.030 Density and dimensional standards

The proposed project meets the applicable density and dimensional standards for townhomes in an R-2 zoning district. The subdivision will create 22 units on 2.15 acres which is less than the maximum allowed density of 30 units/acre. Each lot meets the minimum 1,800 square foot lot size and 20-foot minimum lot frontage width. Since each townhouse unit is not designed yet, the owner will need the account for lot setbacks in their design. The developer is confident that townhomes can be designed to fit inside the buildable area of each lot as shown in the preliminary plat layout.

19.20.040 Townhouse development standards

Each townhome will be located on its own lot. The maximum number of attached units is 4 which is less than the maximum of six for R-2 zoning. The owner will need to design townhouses so that garage doors do not dominate the ground level street facing façade or project beyond the front plane of the residence. The owner will also need to ensure garage doors do not comprise more than 50 percent of the front yard facing façade. The portion of each driveway between the curb line and back of sidewalk will be installed with the subdivision. Driveways are combined for abutting units where possible and will meet required widths.

Chapter 19.78 Off-Street Parking and Loading

19.78.100 Required off-street parking space for specific uses

Using the requirements for a single-family dwelling, or two-family dwelling two parking spaces are required for each unit. The design of each townhouse unit will need to incorporate the parking requirement to ensure off street legal parking spaces can be provided for each lot.

Chapter 19.80 Longview Subdivision Code

19.80.120 Approval Criteria

19.80.120 (1) Compliance Criteria

19.80.120 (1) (a)

The proposed property use aligns with the current property zoning and future land use planning. The property is located within an area included for water and sewer service by the City of Longview. The City of Longview Comprehensive Plan indicates that the water and sewer systems have

adequate capacity for the additional demand created by the development. Water and sewer mains will be extended to serve the development. The water and sewer mains could also serve the neighboring properties when they are developed. Preliminary sizing indicates that sewer and water mains will be sufficient as shown in the preliminary drawings, but further calculations and analysis would be performed during final design.

As described in the preliminary stormwater report a stormwater system will be installed to manage stormwater and minimize sediment and erosion. The stormwater system will primarily rely on Contech Filterra units for water filtration and piping and swales for conveyance. The developer plans on purchasing regional detention from the diking district instead of addressing flow control onsite.

As noted in the traffic impact section above traffic impacts were considered and if required a full traffic impact analysis would be performed during final design. The development will create an increase in traffic in the neighboring areas but it is not anticipated to be enough that additional improvements beyond the street extensions will be required.

19.80.120 (1) (b)

Public health, safety, and general welfare are of great importance to the project. At a minimum the project will protect these by complying with the regulations applicable to the project. As presented by the Geotechnical Report by Rapid Soil Solutions the site is located within an area of liquefaction susceptibility. The Geotech Report also provides foundation design recommendations.

19.80.120 (1) (c)

The proposed streets, public ways, utilities and other improvements are consistent with applicable city ordinances, standards and plans, department of health, and WSDOT standards and plans. Meetings and correspondence with the City has occurred and will continue to occur as the project moves forward to ensure all rules and regulations are complied with.

19.80.120 (1) (d)

Due to the size of the lot being developed and its location, parkland and common areas are not being dedicated. Easements will be created as needed for the stormwater system to create provisions for future maintenance of the system. Easements for other utilities are not anticipated.

19.80.120 (1) (e)

The project has taken into consideration the physical features of the site. The project is not expected to impact any wildlife habitat or wetlands. The project is located on a generally flat site and existing drainage patterns will be followed to the extent possible. Groundwater is present at approximately 3-4 feet below the ground surface. The effects of the groundwater on underground infrastructure will be further analyzed during further design.

19.80.120 (1) (f)

The subdivision is considered new development and does not have existing conditions of approval.

19.80.120 (1) (g) (i)

State requirements will be met including those in Chapter 58.17 RCW.

19.80.120 (1) (g) (ii)

There are no recreational trails or parks proposed on the project site within the Longview Parks and Recreation and Cowlitz regional trails plans.

19.80.120 (1) (g) (iii)

The planned property use complies with Longview zoning ordinance.

19.80.120 (1) (g) (iv)

The project site is not located within an area where the Cowlitz County Shoreline Master Program applies.

19.80.120 (1) (g) (v)

The preliminary stormwater report outlines how applicable stormwater management standards will be met.

19.80.120 (1) (g) (vi)

Applicable sections of Longview Municipal Code have been and will continue to be reviewed to ensure the project complies.

19.80.120 (1) (g) (vii)

The project will comply with the International Fire Code and other codes adopted by the City of Longview and Longview Fire Department. The subdivision streets are designed to meet fire access requirements and hydrants will be installed on site at necessary locations.

19.80.120 (1) (g) (viii)

The project incorporates applicable plans and specifications adopted by the public works department along with Longview standard plans and specifications. Sections above describe how compliance with Chapter 12.50 LMC will be met.

19.80.120 (1) (g) (ix)

Other plans and programs applicable to the project that the city has adopted will be followed.

19.80.120 (1) (h)

The proposed subdivision site is not proposed on a site where flood, inundation, or swamp conditions exist. The project is not located on property within a flood control zone. The site is located within an area protected by levees from the Columbia and Cowlitz rivers.

19.80.120 (1) (i)

Five feet of property will be dedicated to the city to increase the Olive Way ROW from 50 to 55-feet. The developer plans to work with the neighboring lot and diking district to dedicate 5-feet of property along their respective frontages so that the sidewalk can be extended through. A full 60-feet of ROW will be dedicated to the city for the extension of Shelly Place.

19.80.130 Minimum Standards

19.80.120 (1)

Standards for streets, curbs, sidewalks and alleys will be met as described in Chapter 12 above.

19.80.120 (2)

A preliminary stormwater report has been written to outline a plan for stormwater management. The report includes information on how the requirements from Chapter 17.80 LMC will be met.

19.80.120 (3)

Utilities will typically be installed within the ROW, and additional easements are provided where necessary to allow for installation and maintenance.

19.80.120 (4)

All of the utilities necessary to serve the development will be placed underground within the ROW or easements. Sewer and water main extensions from existing City of Longview infrastructure are necessary to serve the development. As a result of initial coordination with public works, the proposed main locations and sizing are shown on the preliminary drawings. Water and sewer mains will be placed in both Olive Way and Shelly Place and services will be provided to each building. The extension design will be further refined with the preparation of construction documents.

Street lighting will be installed along the new street extensions. Since the streets will be classified as local access streets it is anticipated that residential 20' street light poles as shown on Standard detail TR-030 will be used. Street lights will be placed at intersections and other locations as necessary to meet illumination requirements. The developer will install landscaping within the utility/ planter strip along the new street. A preliminary landscaping plan showing plantings within the utility/ planter strip is included in the preliminary drawings. The plantings are placed following the characteristics listed in the LMC.

19.80.120 (5)

Located on the north side of the existing Shelly Place cul-de-sac is a row of sequoia trees. The trees are considered significant as defined by Chapter 19.09 LMC. Correspondence with public works has indicated that trees located within the ROW are allowed to be cut. Outside of the ROW a minimum of 20% of the trees will be preserved, but efforts will be made to preserve more if possible. The contractor will be required to incorporate measures to provide protection to trees being preserved during construction. Since greater than 20% of significant trees will be preserved mitigation of loss of canopy will not be required.

19.80.120 (6)

Blocks over 800-feet will not be created. The city's access street standards will be followed which include provisions for pedestrian access.

19.80.120 (7)

There are no new street names proposed since the street improvements are extensions of existing streets.

19.80.120 (8)

The proposed project will create town home lots. Each lot has direct access to either Shelly Place or Olive Way which are both access streets, through the required 20-foot minimum street frontage length. Each lot meets the 1,800 square foot minimum lot size. There are no lots which have street frontage on opposite boundaries and lot lines are positioned as close to perpendicular to streets as

possible. The Olive Way Street extension provides accommodations for future development to the north. Further subdivision of the site will not be possible due to lot sizing and setback requirements.

19.80.120 (9)

The block created with the project is a result of extending two existing streets. The two streets generally meet the cities block requirements. The two street extensions will improve pedestrian connectivity between Shelly Place, 36th Ave, and Olive Way.

19.80.120 (10)

Currently there are no park or recreation improvements planned as it is understood they will not be required.

19.80.120 (11)

The proposed subdivision is located on property with R-2 Zoning thus this section does not apply.

19.80.120 (12)

The proposed subdivision will create more than 20 lots therefore this section does not apply.



Preliminary Subdivision Plat Application

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

Application for a Preliminary Subdivision Plat

Per LMC [19.80](#), RCW [35A.63.100](#) RCW, [58.17](#), and other laws of the state of Washington

Application Number: _____

Related Case Number(s): _____

THIS SECTION FOR OFFICE USE ONLY:

Applicant: Shelly Place Properties LLC
(Print All Information)

Phone: 360-916-1445

Contact Name: Dave Holmstrom

email: dave.holmstrom@outlook.com

Mailing Address: PO Box 2340

(Street or PO Box)

City: Longview

State: WA

Zip: 98632

Property Owner Shelly Place Properties LLC
(Print All Information)

Phone: 360-916-1445

Contact Name: Dave Holmstrom

email: dave.holmstrom@outlook.com

Mailing Address: PO Box 2340

Fax: _____

City: Longview

State: WA

Zip: 98632

Represented By: Jackola Engineering
(If Different From Above)

Phone: 406-755-3208

Mailing Address: PO Box 1134

email: tmcintosh@jackola.com

City: Kalispell

State: MT

Zip: 59903

Relationship to Owner: Engineer

Engineer or Surveyor: Toby McIntosh, Jackola Engineering & Architecture

Phone: 406-755-3208

Mailing Address: PO Box 1134

email: _____

City: Kalispell

State: Montana

Zip: 59901

Signature of Engineer or Surveyor: _____

Property Address of Lot(s) to be Divided: No Address at this Time

Total Area of Parcel (square feet): 93,654 Name of Subdivision: Shelly Place Development

Lot: _____ Block: _____ Assessor's Parcel Number(s): 102440001

Location: Section 30 Township & Range T8N R2W Willamette Meridian

FILING FEE:

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

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

Critical Area Permit Fee (if applicable)..... per LMC 17.20

Total Fees:..... \$4,099.00

Comments: _____

REQUIRED SIGNATURES:

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

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

Signature of Applicant: _____ Date: _____

Signature of Property Owner: [Signature], Gov. Date: 05/25/2023

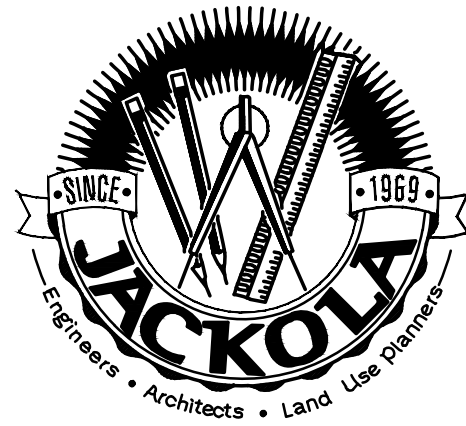
Signature of Property Owner: [Signature], Gov. Date: 5/25/23

Signature of Property Owner: _____ Date: _____

Signature of Property Owner: _____ Date: _____

NOTES TO APPLICANT:

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



PREPARED BY:
JACKOLA ENGINEERING & ARCHITECTURE, P.C.
2250 93 HWY SOUTH
P.O. BOX 1134
KALISPELL, MT 59903
406-755-3208

PROJECT NUMBER: 210905
DATE: 06/09/2023

APPLICANT:
SHELLY PLACE PARTNERS, LLC
C/O DAVE HOLMSTROM
PO BOX 2340
LONGVIEW, WASHINGTON 98632

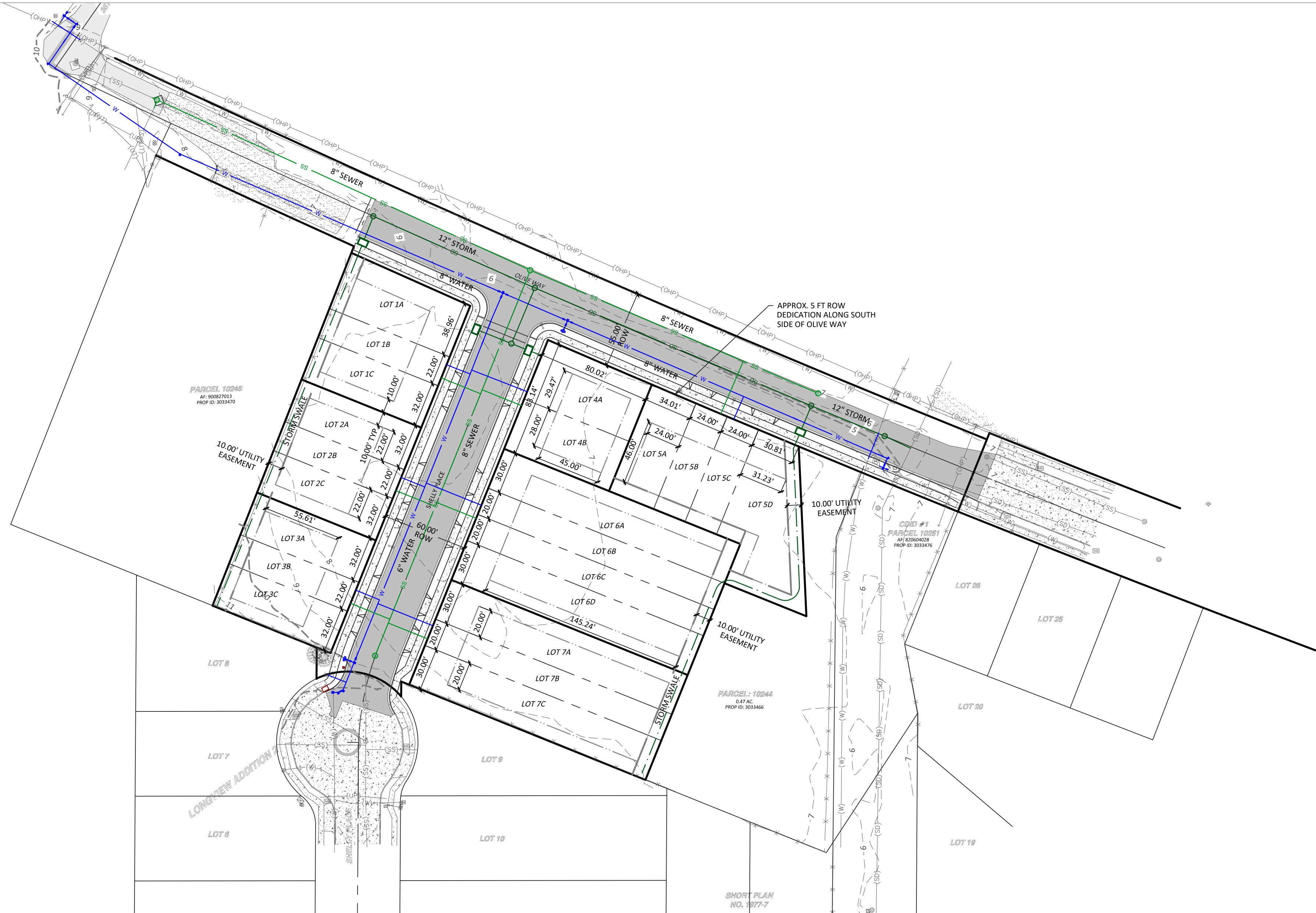
PRELIMINARY PLAT OF

OLIVE WAY TOWNHOMES SUBDIVISION

IN A PORTION OF THE SE 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 30, T8N, R2W, WM, COWLITZ COUNTY, WASHINGTON



SCALE: 1" = 50'
-25 0 25 50 100





July 6th, 2023

To: Washington State E.C.Y., Environmental Review Section
Cowlitz Indian Tribe Cultural Resources
Cowlitz County PUD – Right of Way
Department of Archaeology & Historic Preservation,
WSDOT
Department of Fish and Wildlife SEPA Desk
Department of Natural Resources SEPA Center
Department of Health
U.S. Army Core of Engineers
Consolidated Diking Improvement District No. 1
Willapa Hills Audubon Society
Clint Matthews, Cascade Natural Gas
CenturyLink
Comcast
Frontdoor TDN
Longview Fire Marshal
Longview Commercial Building Inspector/Building Official

From: Ann Rivers, Director of Community Development

Subject: **SEPA Environmental Checklist Review – Application #E 2023-9**

Project: **E 2023-9– Applicant proposes to extend Olive Way to the west of Shelly Place to the North and create 23 townhome lots accessed from the street extensions. Utilities needed to serve the development including water, sewer, and storm will also be constructed.**

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

The site is zoned ***R-2 Residential District***. The Comprehensive Plan classification is **medium Density Residential**. Adjacent uses include other residential neighborhoods in all directions.

The SEPA Responsible Official has determined that this proposal will not likely have an adverse impact on the environment and has issued a DNS on this application. Please review the attached SEPA documents and provide your written comments to me no later than **6:00 p.m. July 20th, 2023**.

If you have any questions or need additional information, please contact McAllister Kosar, Planner, at (360) 442-5083 or me at (360) 442-5080.

Thank you.

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

Description of Proposal: **E 2023-9– Applicant proposes to extend Olive Way to the west of Shelly Place to the North and create 23 townhome lots accessed from the street extensions. Utilities needed to serve the development including water, sewer, and storm will also be constructed. The property is zoned R-2 Residential District.**

Proponents: David Holmstrom Shely Place Properties LLC
 Shelly Place Properties LLC PO Box 2340
 PO Box 2340 Longview, WA 98632
 Longview, WA 98632
 Phone: 3609161445

Location of Proposal, Including Street Address, if any: The site is located at (Parcel Number(s): 102440001). The property is located within the NE 1/4 of Section 30, T8N R2W, respectively, in Cowlitz County.

Lead Agency: City of Longview, Washington

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.



The comment period for this DNS ends at 6:00 on July 20th, 2023.

Responsible Official: Ann Rivers

Position/Title: Community Development Director

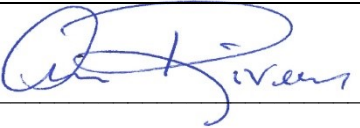
Department: Community Development

Address: PO Box 128, Longview, WA 98632

Contact Person: McAllister Kosar, Planner

Phone: (360) 442-5083

Date: July 6th, 2023

Signature: 

Critical Areas Report for XXXX Shelly Place Longview, Washington

Prepared for:
Craig McCreary
Shelly Play Properties, LLC
PO Box 2340
Longview, WA 98632

Project #326.01

Prepared by:
Loowit Consulting Group, LLC
312 Gray Road
Castle Rock, WA 98611
360.431.5118



Table of Contents

SIGNATURE PAGE.....	2
INTRODUCTION.....	3
Purpose and Need.....	3
Site Description.....	4
METHODS	5
Desktop Review.....	5
State Regulations	5
Federal Regulations	6
Local Regulations	6
Field Investigations	6
Vegetation.....	7
Soils	7
Hydrology.....	8
Mapping.....	8
RESULTS and DISCUSSION.....	8
Wetlands.....	8
Streams	8
CONCLUSIONS.....	10
LIMITATIONS.....	10
REFERENCES.....	10
FIGURES	12
APPENDIX A - CLIMATOLOGICAL DATA	13
APPENDIX B – DATA SHEETS	14

SIGNATURE PAGE

The technical material and data contained in this document were prepared under the supervision and direction of the undersigned:



Timothy J. Haderly, Principal Scientist/Owner
Loowit Consulting Group, LLC

INTRODUCTION

Purpose and Need

Loowit Consulting Group, LLC (LCG) was retained by Craig McCreary of Shelly Place Properties, LLC (Applicant) to complete a critical areas investigation and report at XXXX Shelly Place (Subject Site) in the northwest portion of Longview, Washington (Figure 1 & 2 and Photograph 1 & 2). The Applicant has proposed the construction of a residential subdivision on the subject site (Figure 3). Potential critical areas within the subject site prompted the City of Longview to request an evaluation of critical areas according to Longview Municipal Code (LMC) Chapter 17.



Photograph 1: Looking across the subject site towards the southwest corner of the subject site, from near the midpoint of the eastern property boundary.



Photograph 2: Looking across the subject site towards the northwest corner of the subject site, from near the midpoint of the eastern property boundary.

Site Description

The subject site consists of a single parcel totaling approximately 2.15 acres. Site specifics include:

Site Address: XXXX Shelly Place
Longview, WA

Current Owner: Shelly Place Properties, LLC

Tax Parcel Number: 102440001

Legal Description: Section 30, Township 8 North, Range 2 West, W.M.

Property Size: Approximately 2.15 acres

Jurisdiction: City of Longview

The subject site is located at the north end of Shelly Place in the northwestern portion of the City of Longview, Washington (Figure 1). The subject site is an undeveloped field historically

used for cow and horse pasturage. The site can be accessed via approaches from both Shelly Place to the south and Olive Way to the east.

Land uses adjacent to the subject site include:

- To the North – Undeveloped land
- To the South – Single-family residential
- To the East – Undeveloped land
- To the West – Single-family residential

METHODS

Desktop Review

Prior to visiting the subject site, LCG conducted a desktop review of readily available mapping resources and other pertinent information including:

- Cowlitz County GIS. (<http://www.cowlitzinfo.net/netmaps25v10/>) This source provided parcel information, aerial photographs, physical attributes, and other information from the County Assessor.
- US Fish and Wildlife Service National Wetlands Inventory Wetlands Mapper (<https://www.fws.gov/wetlands/data/mapper.html>). This mapping source depicts wetlands and streams throughout the United States.
- US Department of Agriculture Natural Resources Conservation Service Web Soil Survey (<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>). This source depicts mapped soils including hydric soils throughout the United States.
- Washington Department of Natural Resources Forest Practices Application Mapping Tool (<https://fpamt.dnr.wa.gov/default.aspx>). This mapping source depicts streams and wetlands in Washington State.
- Washington Department of Fish and Wildlife Salmonscape (<http://apps.wdfw.wa.gov/salmonscape/map.html>). This mapping source depicts streams and fish distribution in Washington State.
- Washington Department of Fish and Wildlife Priority Habitat and Species (<http://apps.wdfw.wa.gov/phsontheweb/>). This mapping source depicts priority habitats and species throughout Washington State.

State Regulations

Wetlands are regulated by Washington Department of Ecology (Ecology) under the Water Pollution Control Act and the Shoreline Management Act. The State Environmental Policy Act (SEPA) process is also used to identify potential wetland-related concerns early in the permitting process. All proposed direct and identified indirect impacts to wetlands are reviewed and approved/denied by Ecology using the regulations previously listed.

Streams are regulated by Washington Department of Fish and Wildlife under the State Hydraulic Code, Chapter 77.55 Revised Code of Washington. Projects involving activities within, over, or beneath jurisdictional streams are subject to the Hydraulic Project Approval (HPA) permitting process administered by WDFW.

Federal Regulations

Wetlands are regulated as “waters of the United States” under Section 404 of the Clean Water Act. Section 404 regulations are administered by the US Army Corps of Engineers (USACE).

Local Regulations

Wetlands and other critical areas are regulated by Longview Municipal Code (LMC) Chapter 17.10.

Field Investigations

On March 30, 2023, LCG visited the subject site to collect information, delineate jurisdictional wetlands and streams if present, and collect site data. Weather conditions at the time of the site investigation consisted of partly overcast skies with a high of 54°F and 0.00 inches of rain the previous 24 hours. Recorded climatological history from the Vancouver Pearson Airport two weeks prior to visiting the site was characterized with high temperatures ranging from 48 to 68°F* and low temperatures ranging from 28 to 43°F. Total recorded precipitation two weeks prior to the site visit (March 15 – March 30) was recorded at 1.22 inches (Table 1, Appendix A).

Table 1: Weather Data at Vancouver Pearson Airport, Washington.

Date	Minimum Temp (Deg F)	Maximum Temp (Deg F)	Total Precipitation (in)
3/15/23	34	52	0.05
3/16/23	28	60	0.00
3/17/23	30	63	0.00
3/18/23	34	68*	0.00
3/19/23	39	58	0.19
3/20/23	43	50	0.05
3/21/23	38	64	0.00
3/22/23	33	65	T
3/23/23	40	50	0.11
3/24/23	36	46	0.42
3/25/23	36	49	0.06
3/26/23	34	59	0.11
3/27/23	33	55	0.01
3/28/23	38	52	0.22
3/29/23	35	58	0.00
		Total:	1.22

3/30/23	45	54	0.13
---------	----	----	------

Data source: NOAA. The NOAA Kelso station was out of order, so this data is from the Vancouver Airport station.

*= Erroneous

T=Trace

Site investigation work tasks included:

- Documentation of current site conditions
- Documentation of adjacent land uses
- Determination of wetlands and streams
- Documentation of wetland/upland conditions with Test Plots

Wetlands were investigated according to methods outlined in the U.S. Army Corps of Engineers. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*. Data documenting vegetation, soils, and hydrology were collected and used to determine wetland and uplands at the site (Appendix B).

Vegetation

The subject site is an undeveloped field, historically used to pasture cows and horses. It is primarily vegetated with mixed grasses, except along the fence lines where there are a few Himalayan blackberries and a few red elderberries. There are also two domestic fruit trees in the south half of the pasture. Table 2 summarizes vegetation observed at the subject site.

Table 2: Vegetation Observed

Scientific Name	Common Name	Wetland Indicator Code
<i>Cirsium arvense</i>	Canada Thistle	FAC
<i>Holcus lanatus</i>	Velvet Grass	FAC
<i>Plantago lanceolata</i>	English Plantain	FACU
<i>Poa pratensis</i>	Kentucky Bluegrass	FAC
<i>Rubus armeniacus</i>	Himalayan Blackberry	FAC
<i>Sambucus racemosa</i>	Red Elderberry	FACU
<i>Schedonorus arundinaceus</i>	Tall Fescue	FAC
<i>Taraxacum officinale</i>	Common Dandelion	FACU

Wetland Indicator Code

OBL = Obligate (Almost always occur in wetlands)

FACW = Facultative Wetland (usually occur in wetlands, but may occur in non-wetlands)

FAC = Facultative (Occur in wetlands and non-wetlands)

FACU = Facultative Upland (Usually occur in non-wetlands, but may occur in wetlands)

UPL = Obligate Upland (Almost never occur wetlands)

Soils

The subject site is positioned on a nearly level floodplain deposit. According to the US Department of Agriculture Natural Resources Conservation Service (NRCS) Web Soil Survey for

Cowlitz County, soils in the subject site are mapped as Snohomish silty clay loam, an alluvial soil common to floodplains in the local area. Soils are summarized in Table 3 and Figure 4.

Table 3: Soil Summary.

Soil #	Soil Name	Slope %	Hydric %
199	Snohomish silty clay loam	0-1	90

Historic land disturbance activities including fill placement, timber harvest, agricultural practices, and general grading may have altered natural soil conditions at the site resulting in soils that may be somewhat different than those mapped by NRCS.

Hydrology

The subject site sits on a broad flood plain situated between the Columbia River and coastal range to the north, and is nearly level. The US Fish and Wildlife Service National Wetland Inventory (NWI) map (Figure 5) depicts no wetlands within approximately 2200 feet of the subject site, which was supported by LCG's onsite investigation.

According to the Washington Department of Natural Resources Forest Practices Application Mapping Tool (FPAMT) there are no mapped streams on the subject site (Figure 6). The nearest mapped streams are an unnamed Type U stream approximately 86 feet northeast of the northeastern-most corner of the subject site, and an unnamed Type U stream which flows southerly approximately 460 feet from the southern boundary of the subject site. These findings were supported by LCG's onsite investigation.

Mapping

Roads, property boundaries, topography, and other site features were derived from public mapping sources and supplemented with GPS points collected by LCG using handheld GPS equipment with an implied horizontal accuracy of ± 11 feet.

RESULTS and DISCUSSION

Wetlands

Based on soil, hydrology, and vegetation data collected at the site; no jurisdictional wetlands were located at or adjacent to the subject site. Data was collected in two locations, TP-1 & TP-2, and documented on data forms contained in Appendix B.

Streams

No jurisdictional streams were located at the subject site. LCG did observe a non-jurisdictional drainage ditch (Photograph 3) which flows northwest to southeast within the undeveloped City owned Olive Way right of way (Photograph 4). A storm drain, near the terminus of Olive Way, drains to the Type U (Unknown) Diking District maintained Drainage Ditch (Photograph 4)

where they are discharged approximately 90 feet northeast of the subject site. Both of these drainages are considered non-jurisdictional and would not be subjected to buffers required by City of Longview.



Photograph 3: Non-jurisdictional drainage ditch running along the northern boundary of the subject site. Water from this ditch flows into the storm drain (lower left of photo) near the terminus of Olive Way, and thence to the Type U Diking District Drainage Ditch, which is less than 100 feet north. (Photo looking northwest from the terminus of Olive way along the western property boundary. Subject site to the left.)



Photograph 4: Non-jurisdictional Type U Diking District maintained Ditch located at the terminus of Olive Way, near the northeast corner of the subject site.

CONCLUSIONS

No jurisdictional wetlands or streams, or associated buffers, were located within or adjacent to the subject site (Figure 3).

It is the opinion of LCG that proposed developments at the subject site will not directly or indirectly impact any critical areas or associated buffers.

LIMITATIONS

The findings and conclusions contained in this document were based on information and data available at the time this document was prepared and evaluated using standard Best Professional Judgment. LCG assumes no responsibility for the accuracy of information and data generated by others. Local, State, and Federal regulatory agencies may or may not agree with the findings and conclusions contained in this document.

REFERENCES

Anderson, P., Meyer, S., Olson, P., Stockdale, E. 2016. Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State. Shorelands and Environmental Assistance Program Washington State Department of Ecology Olympia, Washington. Publication no. 16-06-029. October 2016 Final Review.

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US Fish and Wildlife Service National Wetlands Inventory Wetlands Mapper (<https://www.fws.gov/wetlands/data/mapper.html>).

Washington Department of Natural Resources Forest Practices Application Mapping Tool (<https://fpamt.dnr.wa.gov/default.aspx>).

Washington Department of Fish and Wildlife Salmonscape (<http://apps.wdfw.wa.gov/salmonscape/map.html>).

Washington Department of Fish and Wildlife Priority Habitat and Species (<http://apps.wdfw.wa.gov/phsontheweb/>).

FIGURES

Figure 1 – Site Location Map

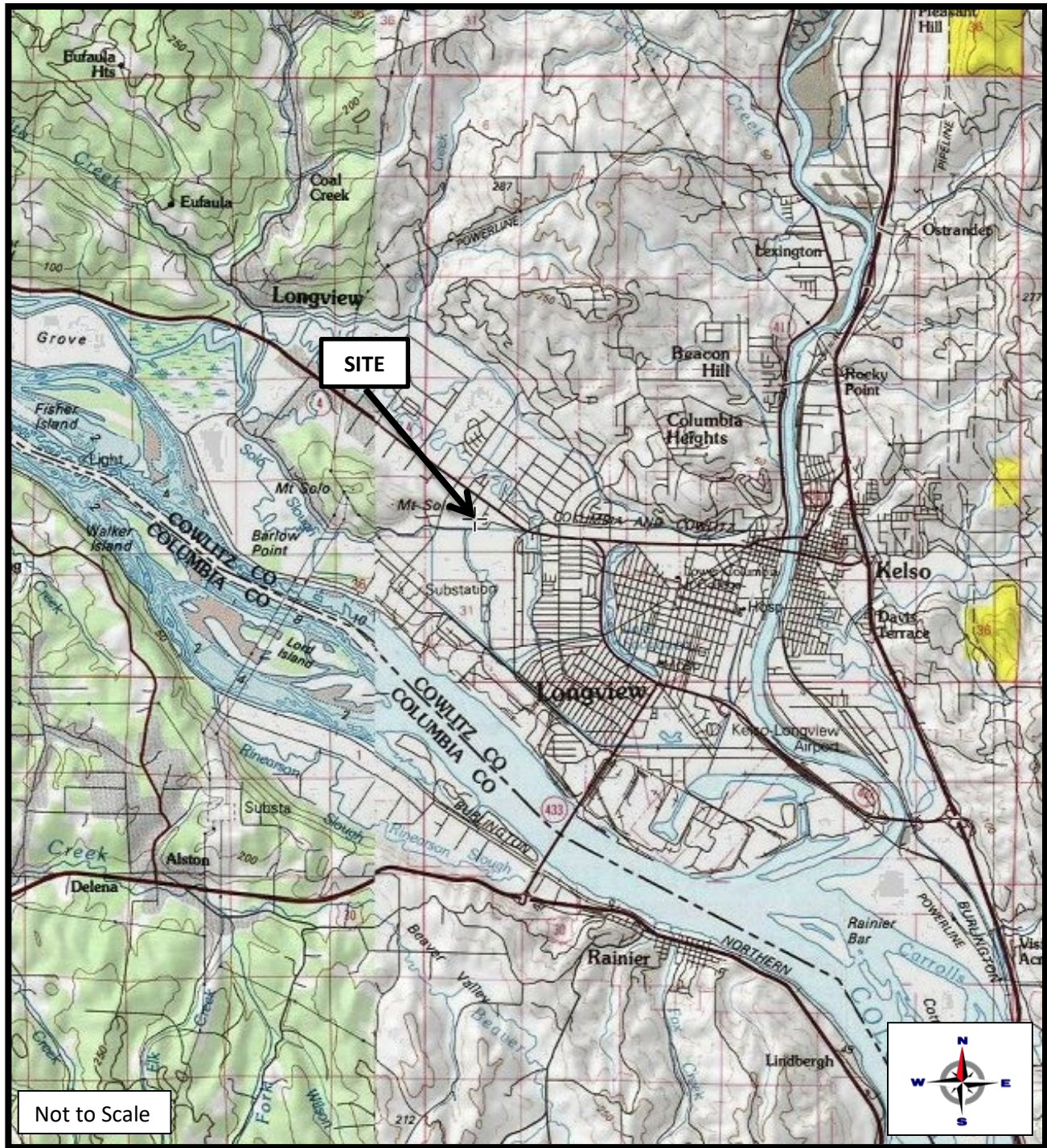
Figure 2 – Parcel Map

Figure 3 - Site Map

Figure 4 – Soils Map

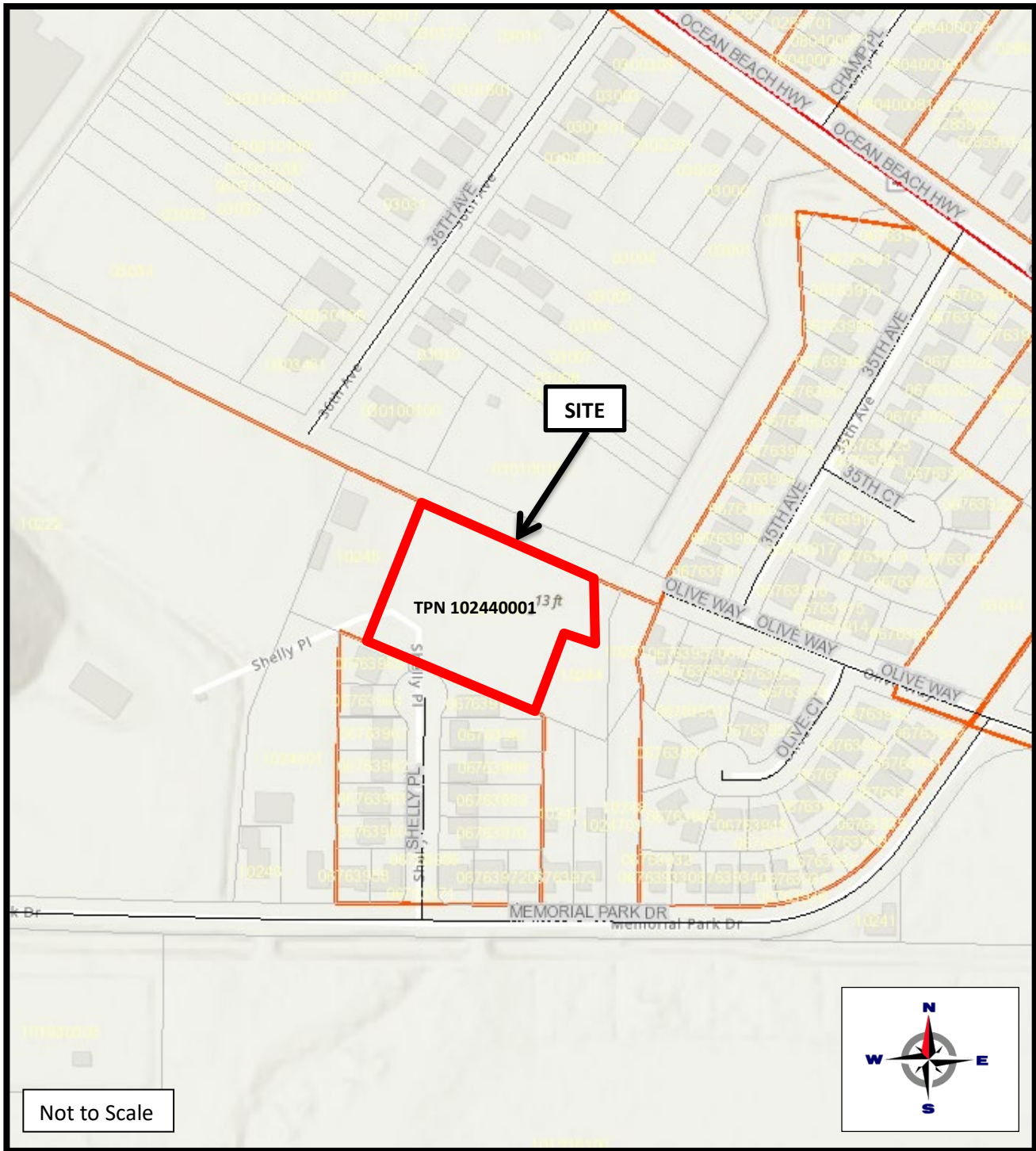
Figure 5 - National Wetlands inventory Map

Figure 6 – Stream Map



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Figure 1
Site Location Map
Shelly Place Subdivision



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Figure 2
Parcel Map
Shelly Place Subdivision



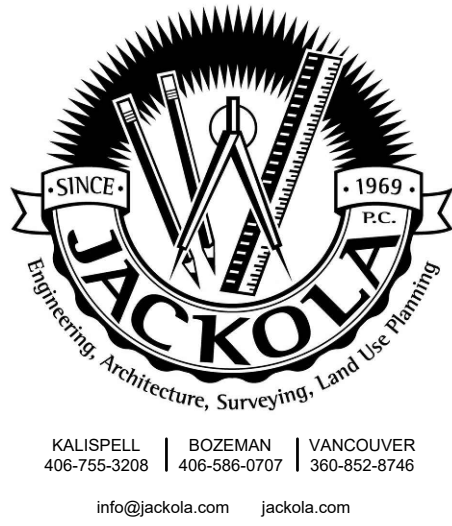
SURVEY NOTES:

1. SURVEY PERFORMED BY NORTHERN LAND SURVEYING LLC.
2. DATE OF SURVEY: SEPTEMBER 9 TO OCTOBER 18, 2021.
3. CONTOUR INTERVAL SHOWN IS 1.0'
4. BOUNDARY INFORMATION FROM 2021 SURVEY IN PROGRESS BY NORTHERN LAND SURVEYING.
5. SOME OR ALL OF THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD TIES TO SURFACE PAINT MARKS BY RESPONDING UTILITY LOCATE COMPANIES. THE UTILITY LOCATES WERE REQUESTED BY NORTHERN LAND SURVEYING ON OCTOBER 8, 2021 FOR THE PURPOSE OF PERFORMING AN EXISTING CONDITIONS SURVEY. UTILITY LOCATE REQUEST IS REFERENCED BY TICKET NO. 21465089 AND 21465098. NORTHERN LAND SURVEYING LLC. MAKES NO WARRANTIES TO ANY UNDERGROUND UTILITIES WHETHER SHOWN HEREON OR NOT.
6. HORIZONTAL DATUM: CONTROL POINT #200 SHOWN HEREON IS NAD83 STATE PLANE COORDINATE PER GPS OBSERVATION. BEARING BASIS IS PER PARKLAND ADDITION (VOLUME 11, PAGE 53) AND SURVEY VOLUME 2, PAGE 173 IS 68° 04' 30" E ALONG THE NORTH LINE OF PARKLAND ADDITION NO. 2 AS SHOWN).
7. VERTICAL DATUM: NAVD 88, PER WOODOT BENCHMARK NO. 2171. FOUND BRASS DISK IN CONCRETE ALONG SR 432 NEAR THE SE CORNER OF A PUMP STATION. THE ELEVATION WAS TRANSFERRED TO PROJECT SITE BY GSP OBSERVATION. PUBLISHED ELEVATION = 9.81 FEET.
8. THE PURPOSE OF THIS SURVEY WAS TO PROVIDE AN EXISTING CONDITIONS/TOPOGRAPHIC SURVEY FOR SHELLY PLACE DEVELOPMENT. FIELD SURVEYS CONSISTED OF A COMBINATION OF GPS OBSERVATIONS AND RANDOM TRAVERSE METHODS ALONG WITH RADIAL TIES USING A 5-SECOND TRIMBLE S6 TOTAL STATION INSTRUMENT AND ELECTRONIC DATA COLLECTOR. RADIAL TIES WERE MADE TO EXISTING PROPERTY CORNER MONUMENTS AS SHOWN.

CONTROL POINT #200:

N: 307708.47
E: 1012197.26
STATE PLANE COORDINATE PER STATIC GPS OBSERVATION PROCESSED THROUGH NGS ONLINE USER SERVICE (OPUS)

STORM STRUCTURES:	SEWER STRUCTURES:
CB 538 RIM = 4.33' (E) 24" CMP IE = -0.07' BTM EL = DEBRIS	SSMH 1050 RIM = 6.94' (W) 8" IE = 1.15' (E) 8" IE = 1.26'
STMH 544 RIM = 7.43' FLOWLINE = -2.1'	SSMH 1051 RIM = 6.72' (N) 8" IE = 0.86' (W) 8" IE = 0.93' (E) 8" IE = 0.91'
CB 545 RIM = 5.82' (E) 8" CMP IE = 2.92'	STMH 849 RIM = 9.58' (N) 8" CONC. IE = 2.67' (W) 8" CONC. IE = 2.85' (S) 8" CONC. IE = 2.70' FLOWLINE = 2.70'
STMH 546 RIM = 6.80' UNABLE TO REMOVE LID	STMH 850 RIM = 9.58' (N) 10" CONC. IE = 1.03' (W) 10" CONC. IE = 1.11' (E) 10" CONC. IE = 0.98'
STMH 1052 RIM = 6.66' (NW) 8" CONC. IE = 2.31' (W) 12" CONC. IE = 2.34' (E) 10" CONC. IE = 2.43' BTM ELEVATION = 0.94'	SSMH 1298 RIM = 9.58' (N) 24" PVC IE = -4.25' (W) 24" PVC IE = -2.87' (E) 27" PVC IE = -4.37' FLOWLINE = -4.28'
STMH 1384 RIM = 7.99' FLOWLINE = -2.1'	SSMH 1299 RIM = 8.05' (W) 27" PVC IE = -4.29' (S) 27" PVC IE = -4.35' FLOWLINE = -4.26'
	SSCO 1248 RIM = 7.89' IE = 2.91'



**PRELIMINARY
PLAT
APPLICATION**

NOT FOR CONSTRUCTION

THE INFORMATION CONTAINED HEREIN IS PROPRIETARY. THIS DOCUMENT MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JACKOLA ENGR. & ARCH., P.C.

**SHELLY PLACE DEVELOPMENT
SHELLY PLACE PARTNERS**

**OLIVE WAY
LONGVIEW, WASHINGTON**

DRAWN: EMS CHECKED: TLM

DATE: 04/12/23

REVISIONS:

**EXISTING SITE
PLAN**

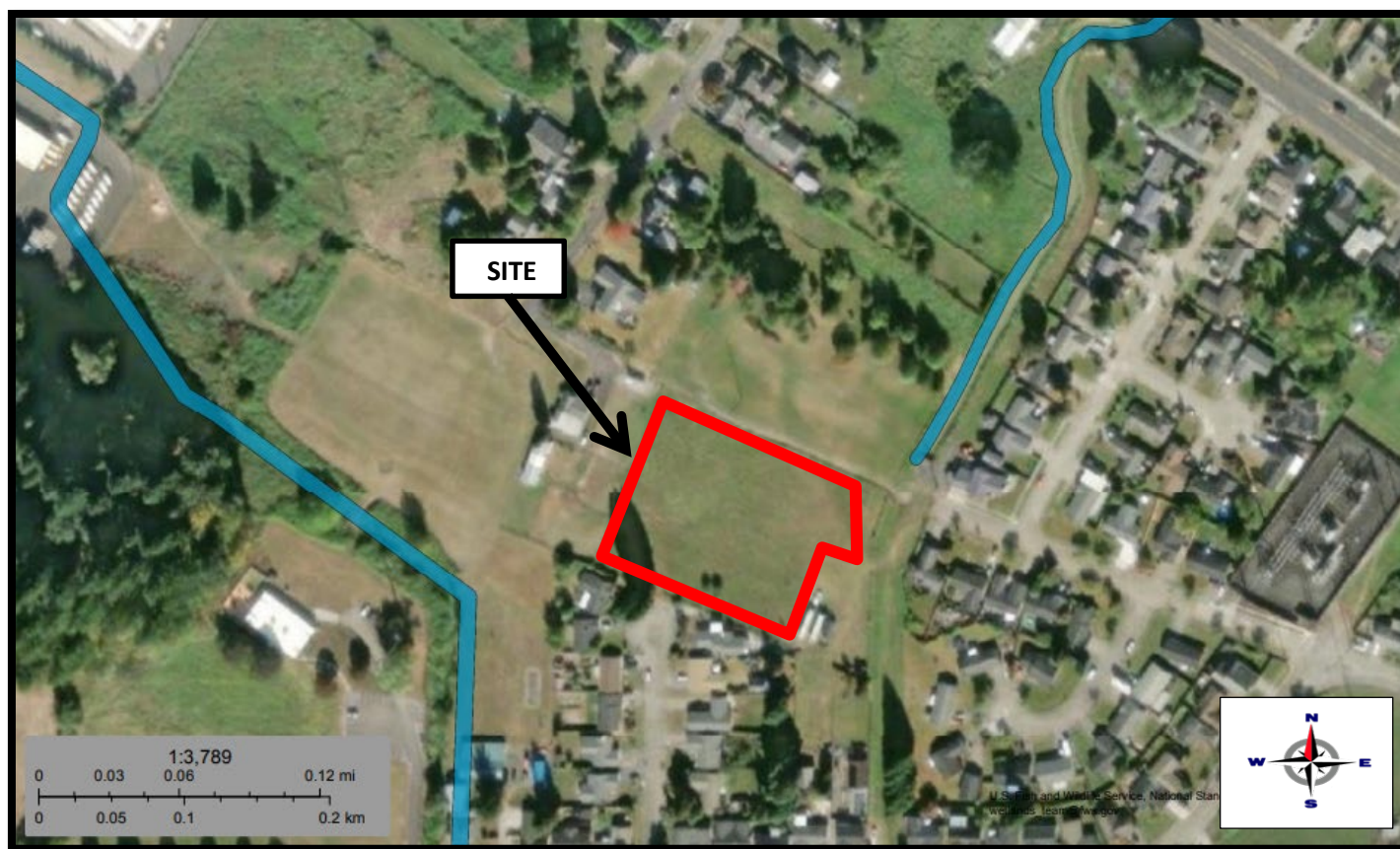
C0.10



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
199	Snohomish silty clay loam, 0 to 1 percent slopes	2.2	100.0%
Totals for Area of Interest		2.2	100.0%

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Figure 4
Soils Map
Shelly Place Subdivision

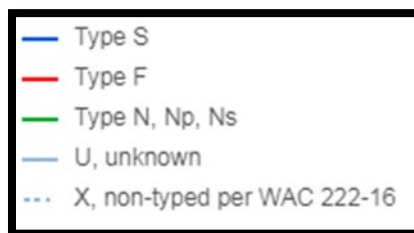
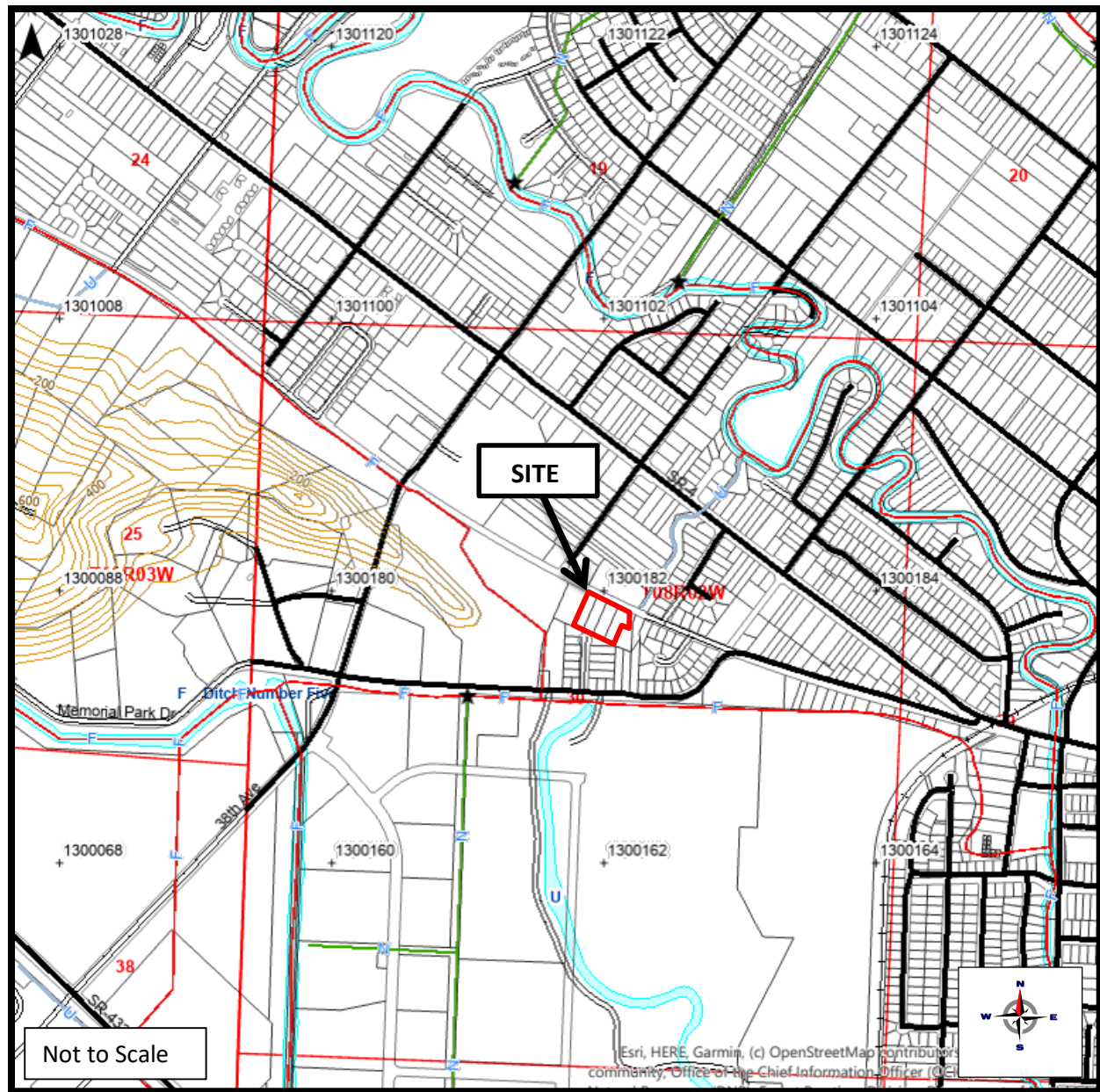


Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

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Figure 5
National Wetlands Inventory Map
Shelly Place Subdivision



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Figure 6
Stream Map
Shelly Place Subdivision

APPENDIX A - CLIMATOLOGICAL DATA

Local Climatological Data
Daily Summary
March 2023

Current Location: Elev: 22 ft. Lat: 45.6210° N Lon: -122.6542° W
Station: VANCOUVER PEARSON AIRPORT, WA US WBAN: 72791894298 (Unknown)

Generated on 04/11/2023

Date	Temperature (F)							Degree Days (base 65F)		Sun (LST)		Weather	Precipitation (in)			Pressure (inHg)		Wind	Maximum Wind Speed = MPH					
	Max	Min	Avg	Dep	ARH	ADP	AWB	Heat	Cool	Rise	Set	Weather Type	TLC	Snow Fall	Snow Depth	Avg Stn	Avg SL	Avg Speed	Direction = Degrees					
																			Peak Speed	Peak Dir	Sust. Speed	Sust. Dir		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23		
01	49	27*	38	-7.2				27	0	0649	1757	FZFG BR FG	0.00			30.10		1.7	9	240	7	120		
02	48	32	40	-5.3				25	0	0648	1759	RA	0.04			30.09		6.4	28	250	17	250		
03	47	33	40	-5.5				25	0	0646	1800	RA BR	0.12			29.97		5.9	20	200	15	160		
04	48	39	44	-1.7				21	0	0644	1802	RA BR	0.27			29.57		9.3	26	250	18	230		
05	45	32	39	-6.9				26	0	0642	1803	RA FG BR HZ	0.09			29.76		3.6	20	210	15	210		
06	48	36	42	-4.1				23	0	0640	1804	RA BR	0.19			30.01		7.8	21	270	16	260		
07	49	33	41	-5.3				24	0	0639	1806	RA SN BR HZ	0.29			30.01		3.3	20	190	13	080		
08	45	33	39	-7.5				26	0	0637	1807	SN FG BR UP	0.03			29.98		4.5	16	110	12	110		
09	46	40	43	-3.7				22	0	0635	1808	RA	0.27			29.67		12.2	30	110	22	100		
10	50	37	44	-2.9				21	0	0633	1810	RA BR	0.13			29.60		5.2	22	120	16	120		
11	54	34	44	-3.1				21	0	0631	1811	RA	T			29.93		3.7	13	130	12	130		
12	45	30	38	-9.3				27	0	0629	1812	RA BR	0.26			29.80		5.5	19	110	14	120		
13	48	40	44	-3.4				21	0	0627	1814	RA BR	1.21			29.79		5.8	17	120	14	120		
14	54	32	43	-4.6				22	0	0625	1815		T			29.81		4.4	16	310	12	300		
15	52	34	43	-4.8				22	0	0624	1816	RA	0.05			30.19		1.9	20	280	17	290		
16	60	28	44	-4.0				21	0	0622	1818	BR	0.00			30.15		6.0	28	090	21	080		
17	63	30	47	-1.2				18	0	0620	1819		0.00			30.11		2.9	17	120	12	120		
18	68*	34	51	2.7				14	0	0618	1820	FG BR	0.00			29.98		2.5	13	120	10	110		
19	58	39	49	0.5				16	0	0616	1822	RA BR	0.19			29.70		3.7	17	110	14	120		
20	50	43	47	-1.7				18	0	0614	1823	RA	0.05			29.77		6.3	21	190	14	180		
21	64	38	51	2.2				14	0	0612	1824	BR	0.00			29.73		5.8	28	060	20	080		
22	65	33	49	0.0				16	0	0610	1826	TS RA	T			29.82		3.7	24	270	20	260		
23	50	40	45	-4.1				20	0	0608	1827	RA	0.11			30.04		9.1	33	260	24	260		
24	46	36	41	-8.2				24	0	0606	1828	RA BR	0.42			30.26		4.7	22	280	17	260		
25	49	36	43	-6.4				22	0	0604	1830	RA	0.06			30.29		4.2	21	310	15	320		
26	50	34	42	-7.5				23	0	0603	1831	RA	0.11			30.34		3.7	20	270	15	280		
27	55	33	44	-5.6				21	0	0601	1832	RA FG BR	0.01			30.08		6.6	33	120	23	120		
28	52	38	45	-4.7				20	0	0559	1834	RA BR	0.22			29.77		9.2	31	090	22	110		
29	58	35	47	-2.8				18	0	0557	1835	FG BR	0.00			29.81		2.2	13	190	8	120		
30	54	45	50	0.0				15	0	0555	1836	RA	0.13			29.90		4.8	20	260	16	280		
31	50	46	48	-2.1				17	0	0553	1837	RA BR	0.28			29.97		7.4	26	170	16	150		
	52.3	35.5	43.9							Monthly Averages Totals			4.53			29.93	29.96	5.4						
	-4.6	-3.6	-4.1	Departure from Normal (1981-2010)									0.96s											
Degree Days											Number of days with...													
	Monthly				Season-to-date			Temperature					Precipitation			Snow		Weather						
	Total		Departure		Total		Departure		Max			Min		>=0.01"		>=0.1"		>=1"		T-Storms		Heavy Fog		
Heating	655		128		3746				>=90°			<=32°		<=32°		<=0°		>=0.01"		>=0.1"		>=1"	1	4
Cooling	0		0		0				0			0		7		0		22		15				
Date of 5-sec to 3-sec wind equipment change									Sea Level Pressure						Greatest...									
N/A												Date		Time		24-Hr...				Snow Depth				
									Maximum		30.38		26		1040		Precip		Snowfall					
									Minimum		29.30		09		2333		1.30		Date					
															12-13									
Station Augmentation																								
Name:N/A Lat: N/A Lon: N/A Elevation: N/A Distance: N/A Elements: N/A Equipment: N/A																								

APPENDIX B – DATA SHEETS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: XXXX Shelly Place City/County: Longview/Cowlitz Sampling Date: 3/30/2023
 Applicant/Owner: Shelly Place Properties, LLC State: WA Sampling Point: TP-1
 Investigator(s): T. Haderly Section, Township, Range: Section 30, Township 8 North, Range 2 West
 Landform (hillslope, terrace, etc.): Floodplain Local relief: Flat Slope (%): 1-3%
 Subregion (LRR): A Lat: 46.150403 Long: -122.980383 Datum: WGS84
 Soil Map Unit Name: #199 Snohomish silty clay loam NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Area "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soils Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks:	

VEGETATION (Use scientific names)

Tree Stratum (Plot size: 30 ft radius)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet	
1. _____	%			Number of Dominant Species That Are OBL, FACW, or FAC:	2 (A)
2. _____	%				
3. _____	%			Total Number of Dominant Species Across All Strata:	2 (B)
4. _____	%				
Total Cover:	%			Percent of Dominant Species That Are OBL, FACW, or FAC	100 (A/B)
Sapling/Shrub Stratum (Plot size: 5 ft. radius)				Prevalence Index worksheet	
1. _____	%			Total % Cover of:	Multiply by:
2. _____	%			OBL species 0	x 1= 0
3. _____	%			FACW species 0	x 2= 0
4. _____	%			FAC species 0	x 3= 0
5. _____	%			FACU species 0	x 4= 0
Total Cover:	%			UPL species 0	x 5= 0
Herb Stratum (Plot size: 5 ft radius)				Column Totals:	0 (A) 0 (B)
1. <i>Poa pratensis</i>	40%	yes	FAC	Prevalence Index = B/A=	
2. <i>Schedonorus arundinaceus</i>	20%	yes	FAC	Hydrophytic Vegetation Indicators:	
3. <i>Cirsium arvense</i>	10%	no	FAC	☐ 1 – Rapid Test for Hydrophytic Vegetation ☒ 2 – Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
4. <i>Holcus lanatus</i>	10%	no	FAC	☐ Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
5. _____	%			¹ Indicators of hydric soil and wetland hydrology Must be present, unless disturbed or problematic.	
6. _____	%			Hydrophytic Vegetation Present? Yes ☒ No ☐	
7. _____	%				
8. _____	%				
Total Cover:	80%				
Woody Vine Stratum (Plot size: 30 ft radius)					
1. _____	%				
2. _____	%				
Total Cover:	%				
% Bare Ground in Herb Stratum _____%					

Remarks:

SOIL

Sampling Point: TP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-9	10YR4/3	100%		%			Silt loam	
9-18	10YR4/4	100%		%			Silt loam	
		%		%				
		%		%				
		%		%				
		%		%				
		%		%				
		%		%				

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**☐ Histosal (A1)☐ Histic Epipedon (A2)☐ Black Histic (A3)☐ Hydrogen Sulfide (A4)☐ Depleted Below Dark Surface (A11)☐ Thick Dark Surface (A12)☐ Sandy Mucky Minerals (S1)☐ Sandy Gleyed Matrix (S4)☐ Sandy Redox (S5)☐ Stripped Matrix (S6)☐ Loamy Mucky Mineral (F1) (except MLRA 1)☐ Loamy Gleyed Matrix (F2)☐ Depleted Matrix (F3)☐ Redox Dark Surface (F6)☐ Depleted Dark Surface (F7)☐ Redox Depressions (F8)**Indicators for Problematic Hydric Soils**☐ 2 cm Muck (A10)☐ Red Parent Material (TF2)☐ Very Shallow Dark Surface (TF12)☐ Other (Explain in Remarks)³Indicators of hydrophytic vegetation and Wetland hydrology must be present**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Remarks: _____

Hydric Soil Present?Yes ☐ No ☒

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (min. of one required; check all that apply)

☐ Surface Water (A1)☐ High Water Table (A2)☐ Saturation (A3)☐ Water Marks (B1)☐ Sediment Deposits (B2)☐ Drift Deposits (B3)☐ Algal Mat or crust (B4)☐ Iron Deposits (B5)☐ Surface Soil Cracks (B6)☐ Inundation Visible on Aerial Imagery (B7)☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, & 4B)☐ Salt Crust (B11)☐ Aquatic Invertebrates (B13)☐ Hydrogen Sulfide Odor (C1)☐ Oxidized Rhizospheres along Living Roots (C3)☐ Presence of Reduced Iron (C4)☐ Recent Iron Reduction in Tilled Soils (C6)☐ Stunted or Stressed Plants (D1) (LRR A)☐ Other (Explain in Remarks)Secondary Indicators
(2 or more required)☐ Water Stained Leaves (B9)☐ (MLRA 1, 2, 4A, and 4B)☐ Drainage Patterns (B10)☐ Dry-Season Water Table (C2)☐ Saturation Visible on Aerial Imagery (C9)☐ Geomorphic Position (D2)☐ Shallow Aquitard (D3)☐ FAC-Neutral Test (D5)☐ Raised Ant Mounds (D6) (LRR A)☐ Frost-Heave Hummocks (D4)**Field Observations:**Surface Water Present? Yes ☐ No ☒Water Table Present? Yes ☐ No ☒Saturation Present? Yes ☐ No ☒

(Includes Capillary fringe)

Depth (Inches): _____

Depth (Inches): _____

Depth (Inches): _____

Wetland Hydrology Present?Yes ☐ No ☒

Describe Recorded Data (Stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: _____

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: XXXX Shelly Place City/County: Longview/Cowlitz Sampling Date: 3/30/2023
 Applicant/Owner: Shelly Place Properties, LLC State: WA Sampling Point: TP-2
 Investigator(s): T. Haderly Section, Township, Range: Section 30, Township 8 North, Range 2 West
 Landform (hillslope, terrace, etc.): Floodplain Local relief: Flat Slope (%): 1-3%
 Subregion (LRR): A Lat: 46.150234 Long: -122.979552 Datum: WGS84
 Soil Map Unit Name: #199 Snohomish silty clay loam NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Area "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐ Hydric Soils Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Remarks:	

VEGETATION (Use scientific names)

Tree Stratum (Plot size: 30 ft radius)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet
1. _____	%	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
2. _____	%	_____	_____	
3. _____	%	_____	_____	
4. _____	%	_____	_____	
Total Cover:	%			
Sapling/Shrub Stratum (Plot size: 5 ft. radius)				
1. _____	%	_____	_____	Prevalence Index worksheet Total % Cover of: _____ Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>0</u> (A) <u>0</u> (B) Prevalence Index = B/A = _____
2. _____	%	_____	_____	
3. _____	%	_____	_____	
4. _____	%	_____	_____	
5. _____	%	_____	_____	
Total Cover:	%			
Herb Stratum (Plot size: 5 ft radius)				
1. <i>Poa pratensis</i>	40%	yes	FAC	Hydrophytic Vegetation Indicators: ☐ 1 – Rapid Test for Hydrophytic Vegetation ☒ 2 – Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain)
2. <i>Schedonorus arundinaceus</i>	20%	yes	FAC	
3. <i>Cirsium arvense</i>	10%	no	FAC	
4. <i>Holcus lanatus</i>	10%	no	FAC	
5. _____	%	_____	_____	
6. _____	%	_____	_____	
7. _____	%	_____	_____	
8. _____	%	_____	_____	
Total Cover:	80%			
Woody Vine Stratum (Plot size: 30 ft radius)				
1. _____	%	_____	_____	¹ Indicators of hydric soil and wetland hydrology Must be present, unless disturbed or problematic.
2. _____	%	_____	_____	
Total Cover:	%			
% Bare Ground in Herb Stratum _____ %				Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks:	
----------	--

SOIL

Sampling Point: TP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-9	10YR4/3	100%		%			Silt loam	
9-18	10YR4/4	100%		%			Silt loam	
		%		%				
		%		%				
		%		%				
		%		%				
		%		%				
		%		%				

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**☐ Histosol (A1)☐ Histic Epipedon (A2)☐ Black Histic (A3)☐ Hydrogen Sulfide (A4)☐ Depleted Below Dark Surface (A11)☐ Thick Dark Surface (A12)☐ Sandy Mucky Minerals (S1)☐ Sandy Gleyed Matrix (S4)☐ Sandy Redox (S5)☐ Stripped Matrix (S6)☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)☐ Loamy Gleyed Matrix (F2)☐ Depleted Matrix (F3)☐ Redox Dark Surface (F6)☐ Depleted Dark Surface (F7)☐ Redox Depressions (F8)**Indicators for Problematic Hydric Soils**☐ 2 cm Muck (A10)☐ Red Parent Material (TF2)☐ Very Shallow Dark Surface (TF12)☐ Other (Explain in Remarks)³Indicators of hydrophytic vegetation and Wetland hydrology must be present**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Remarks: _____

Hydric Soil Present?Yes ☐ No ☒

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (min. of one required; check all that apply)

☐ Surface Water (A1)☐ High Water Table (A2)☐ Saturation (A3)☐ Water Marks (B1)☐ Sediment Deposits (B2)☐ Drift Deposits (B3)☐ Algal Mat or crust (B4)☐ Iron Deposits (B5)☐ Surface Soil Cracks (B6)☐ Inundation Visible on Aerial Imagery (B7)☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, & 4B**)☐ Salt Crust (B11)☐ Aquatic Invertebrates (B13)☐ Hydrogen Sulfide Odor (C1)☐ Oxidized Rhizospheres along Living Roots (C3)☐ Presence of Reduced Iron (C4)☐ Recent Iron Reduction in Tilled Soils (C6)☐ Stunted or Stressed Plants (D1) (**LRR A**)☐ Other (Explain in Remarks)Secondary Indicators
(2 or more required)☐ Water Stained Leaves (B9)☐ (MLRA 1, 2, 4A, and 4B)☐ Drainage Patterns (B10)☐ Dry-Season Water Table (C2)☐ Saturation Visible on Aerial Imagery (C9)☐ Geomorphic Position (D2)☐ Shallow Aquitard (D3)☐ FAC-Neutral Test (D5)☐ Raised Ant Mounds (D6) (**LRR A**)☐ Frost-Heave Hummocks (D4)**Field Observations:**Surface Water Present? Yes ☐ No ☒Water Table Present? Yes ☐ No ☒Saturation Present? Yes ☐ No ☒

(Includes Capillary fringe)

Depth (Inches): _____

Depth (Inches): _____

Depth (Inches): _____

Wetland Hydrology Present?Yes ☐ No ☒

Describe Recorded Data (Stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: _____



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

July 17, 2023

Shelly Place Properties LLC
Dave Holmstrom
P.O. Box 2340
Longview, WA 98632

Jackola Engineering and Architecture
Tobi McIntosh
PO Box 1134
Kalispell, MT 59903

SUBJECT: Application for SEPA Determination/ Preliminary Subdivision Plat for Shelly Place Subdivision, PC 2023-7. Parcels: 10244001

Dear Mr. Holmstrom/ Mr. McIntosh,

On 03/22/22 originally, and with revisions 06/20/23 you submitted to the City a State Environmental Policy Act (SEPA)/ Preliminary Subdivision Plat Application for a project to create a subdivision at Shelly Place and Olive Way, including Parcels: 10244001. The City has conducted a completeness review per LMC 19.80.110 (3)(C)(viii) and found the application will be able to receive a SEPA Environmental Determination, as well as continue with review of the Preliminary Plat application. Some revisions will be necessary but will not hold up continued review.

City Staff Comments/needed revisions:

Engineering comments:

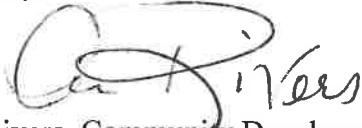
- Provide preliminary agreement for CDID for flow control and Olive Way culvert crossing.
- Provide stormwater sizing calculation for Filterra BMPS's.

Next steps include external routing of the SEPA materials to external agencies and the public. The project will be reviewed at a public hearing by the City of Longview Planning Commission in September after setting the meeting in August. If Planning Commission approves of the standards in the proposal, they will make recommendation of approval to City Council. City Council receives the recommendation and considers approval or recommends revisions at their next available public meeting.

If I can be of any assistance connecting you with City staff or any questions arise please don't hesitate to reach out to me at 360-442-5080, ann.rivers@ci.longview.wa.us

If you have any questions or concerns regarding this matter, please contact McAllister Kosar, Planner at (360) 442-5083

Sincerely,

A handwritten signature in black ink, appearing to read "Ann Rivers". The signature is fluid and cursive, with the first name "Ann" and last name "Rivers" clearly distinguishable.

Ann Rivers, Community Development Director

cc:

McAllister Kosar,
Levi Lindeman,
Karl Enyeart,
File copy: PC 2023-7



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

August 29, 2023

NOTICE OF PUBLIC HEARING

Longview Planning Commission

September 6th, 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/82348037864>, beginning at 7:00 pm, Wednesday, September 6th, 2023, to consider the following:

Case No: PC 2023-7 & CA 2023-3

Initiator: Shelly Pl Properties LLC, David Holmstrom

Request: A proposal for a preliminary plat to extend Olive Way to the west and Shelly Place to the north and create a 23-townhome lot subdivision (Olive Way Townhomes) accessed from the street extensions. Utilities needed to serve the development including water, sewer, and storm will also be constructed.

Location: Parcel number 102440001, Longview WA 98632.

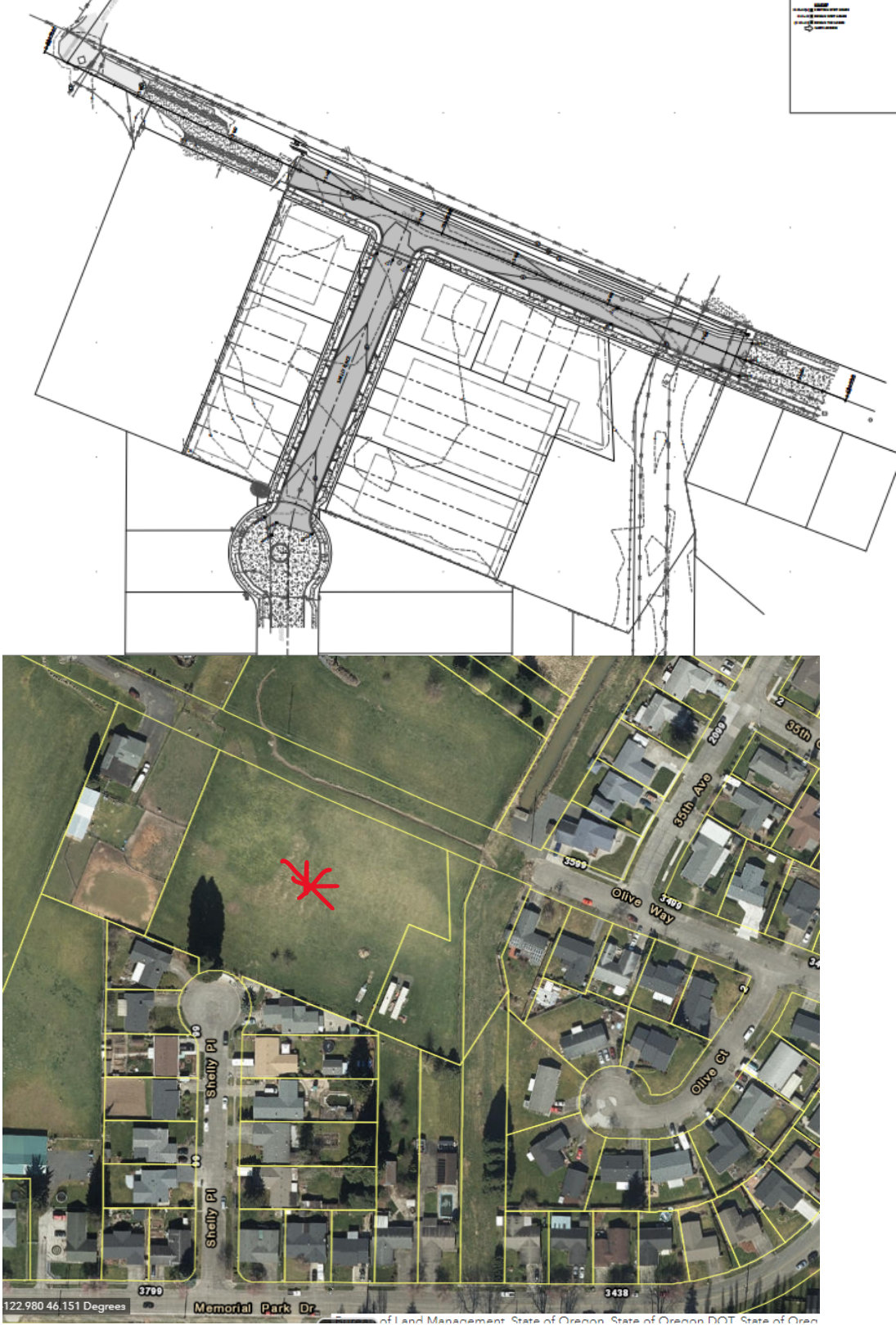
Why You are Receiving This Notice: You own real property located near a proposed preliminary plat/subdivision. The Public hearing is an opportunity to provide comments for consideration by the Planning Commission. The Planning Commission will be asked to make a recommendation on the proposal to the City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

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 McAllister Kosar, Planner, P.O. Box 128, Longview, Washington 98632. Written comments must be received prior to the date and time of the public hearing. Mr. Kosar's phone number is (360) 442-5083 and his email address is mcallisterk@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.

Site Plan/Location:





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

Revised recommended amendments to Chapter 19.58 Industrial Zoning Districts Data Centers & Cryptocurrency Mining

Currently the Longview Municipal Code Chapter 19.58.020 ‘Industrial District Uses’ table doesn’t include Cryptocurrency mining but is often attempted to fit under the use of Data Centers which is permitted in all Industrial Districts.

Title 19 ZONING Ch. 19.58 INDUSTRIAL ZONING DISTRICTS			
Help Text Size: -A +A  SHARE			
Use	LI-A & B	HI	C/I
Building material wholesale and retail sales, including incidental sales of white goods	P	P	P
Research, development, and testing services	P	P	P
Data centers	P	P	P
Veterinary offices and clinics requiring outside animal runs and dog kennels/boarding	P		P

The City of Longview Planning Commission at the April 5th, 2023, regular meeting, gave staff direction to prepare language removing Data Centers and Cryptocurrency Mining from the permitted uses in Longview City Limits. At the April 25th City Council Public Hearing councilors gave direction to staff to revise the recommendation to still permit data centers, but better define cryptocurrency mining.

Since Cryptocurrency Mining is not currently listed in the 19.58.020 ‘Uses’ table, it would be beneficial to add it, including that it is not permitted in the listed LI-A & B, HI, and C/I district. The language in the Use table could be ‘Cryptocurrency Mining’ or ‘Cryptocurrency Mining Facility’ depending on Council/Planning Commission direction.

Longview Municipal Code		Title 19 ZONING ch> 19.58 Industrial/zoning districts			Help	Text Size: -a +A	SHAPE
		Use	LLA & B	HI	C/I		
+ ☐ Title 6 ANIMALS							
+ ☐ Title 7 HEALTH AND SANITATION							
+ ☐ Title 8 MINORS							
+ ☐ Title 9 CRIMINAL CODE							
+ ☐ Title 10 PEACE, SAFETY AND MORALS							
+ ☐ Title 11 VEHICLES AND TRAFFIC							
+ ☐ Title 12 STREETS AND SIDEWALKS							
+ ☐ Title 13 PARKS							
+ ☐ Title 14 LOCAL IMPROVEMENTS AND PUBLIC WORKS CONSTRUCTION							
+ ☐ Title 15 WATER AND SEWERS							
+ ☐ Title 16 BUILDINGS AND CONSTRUCTION							
+ ☐ Title 17 ENVIRONMENT							
+ ☐ Title 18 FIRE PREVENTION							
		Legally existing commercial and industrial uses and structures	P	P	P		
		Outdoor agriculture activities		P			
		Indoor crop production (e.g., hydroponics business, plant nursery)	P	P	P		
		Recreational marijuana retail outlets per LMC 19.58420			P		
		Recreational marijuana producers and processors per LMC 19.58420	P	P	P		
		Adult entertainment establishments	P - See note 1	P - See note 1	P - See note 1		
		Wireless facilities ²	See note 2	See note 2	See note 2		
		Vehicle wrecking yards licensed per Chapter 48.30 RCW and junkyards ⁵	SPU in LI-A	P			
		Brewery/winery/distillery	P	P			
		Microbrewery/microwinery/craft distillery	P		P		
		Brewpub only in conjunction with a full-serve sit-down restaurant	P		P		
		Indoor shooting range subject to LMC 19.58.110	P	P	P		
		Bowling centers with a minimum of 32 indoor lanes ⁵			P		
		Public safety facility	P	P	P		
		Cryptocurrency Mining			P		

Staff also believes it would be beneficial to add definitions to the Zoning chapter '19.09 Definitions' for Cryptocurrency, Mining, and Data Centers, since they are not currently defined.

The National Institute of Science and Technology (NIST) Computer Security Resource Center (CSRC) provides an overview on Blockchain Technology, which includes definitions for Cryptocurrency and Mining and has been adjusted below in *italics*:

Cryptocurrency: A digital asset/credit/unit within the system, which cryptographically sent from one blockchain user to another. In the case of cryptocurrency creation (such as the reward for mining), the publishing node includes a transaction sending the newly created cryptocurrency to one or more blockchain network users. These assets are transferred from one user to another by using digital signatures with asymmetric-key pairs.

Cryptocurrency Mining: The act of solving a puzzle within a proof of work consensus model, *proof of stake, and/or similar processes now known and in the future for which the end product or payment for such mining is a Cryptocurrency.*

Data Center: any facility *that may include, but is not limited to*, that primarily contains electronic equipment used to process, store, and transmit digital information, which may be-

- (a) A free-standing structure: or
- (b) A facility within a larger structure, that uses environmental control equipment to maintain the proper conditions for the operation of electronic equipment.

Examples of Data Centers include but are not limited to Enterprise (on-premises) data centers, Public cloud data centers, Managed data centers and colocation Facilities.

IBM has a webpage on Data Centers including definitions, types of data centers and other information on the subject. <https://www.ibm.com/topics/data-centers>

IBM defines a data center as “a physical room, building or facility that houses IT infrastructure for building, running, and delivering applications and services, and for storing and managing the data associated with those applications and services”.

Types of data centers-IBM

There are different types of data center facilities, and a single company may use more than one type, depending on workloads and business need.

Enterprise (on-premises) data centers

In this data center model, all IT infrastructure and data is hosted on-premises. Many companies choose to have their own on-premises data centers because they feel they have more control over information security, and can more easily comply with regulations such as the European Union General Data Protection Regulation (GDPR) or the U.S. Health Insurance Portability and Accountability Act (HIPAA). In an enterprise data center, the company is responsible for all deployment, monitoring, and management tasks.

Public cloud data centers

Cloud data centers (also called cloud computing data centers) house IT infrastructure resources for shared use by multiple customers—from scores to millions of customers—via an Internet connection.

Many of the largest cloud data centers—called hyperscale data centers—are run by major cloud service providers like Amazon Web Services (AWS), Google Cloud Platform, IBM Cloud, Microsoft Azure, and Oracle Cloud Infrastructure. In fact, most leading cloud providers run several hyperscale data centers around the world. Typically, cloud service providers maintain smaller, edge data centers located closer to cloud customers (and cloud customers’ customers). For real-time, data-intensive workloads such big data analytics, artificial intelligence (AI), and content delivery applications, edge data centers can help minimize latency, improving overall application performance and customer experience.

Managed data centers and colocation Facilities

Managed data centers and colocation facilities are options for organizations that don’t have the space, staff, or expertise to deploy and manage some or all of their IT infrastructure on premises—but prefer not to host that infrastructure using the shared resources of a public cloud data center.

In a managed data center, the client company leases dedicated servers, storage and networking hardware from the data center provider, and the data center provider handles the administration, monitoring and management for the client company.

In a colocation facility, the client company owns all the infrastructure, and leases a dedicated space to host it within the facility. In the traditional colocation model, the client company has sole access to the hardware and full responsibility for managing it; this is ideal for privacy and security

but often impractical, particularly during outages or emergencies. Today, most colocation providers offer management and monitoring services for clients who want them.

Managed data centers and colocation facilities are often used to house remote data backup and disaster recovery technology for small and midsized businesses (SMBs).

Washington State Department of Ecology – Data Centers

“We issue air quality permits to data centers to limit the air pollution that comes from diesel-powered backup generators. We also keep track of the combined impacts from the diesel exhaust that may occur from these generators.

Data centers, sometimes called server farms, house the servers that manage email, store data, and run computer applications. If you shop on the web or use popular social media sites, your information is routed through a data center”.

Sources

Blockchain technology overview - NIST. (n.d.). Retrieved April 25, 2023, from <https://nvlpubs.nist.gov/nistpubs/ir/2018/NIST.IR.8202.pdf>.

Legal Authority 42 U.S.C. § 17112(b) Link 42 U.S.C. § 17112(b). (n.d.). *Definition of Data Center*. Federal Laws and Requirements Search | Definition of Data Center. Retrieved April 25, 2023, from [https://www7.eere.energy.gov/femp/requirements/laws_and_requirements/definition_data_center#:~:text=\(1\)%20Data%20center%20The%20term,a%20free%2Dstanding%20structure%3B%20or](https://www7.eere.energy.gov/femp/requirements/laws_and_requirements/definition_data_center#:~:text=(1)%20Data%20center%20The%20term,a%20free%2Dstanding%20structure%3B%20or)

Thank you,

McAllister Kosar, Planner



Rezone Request Application

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

Application to Rezone Property

LMC 19.81.040

Case Number: _____

Related Case Number: _____

THIS SECTION FOR OFFICE USE ONLY:

To the City of Longview Planning Commission and City Council:

We, the undersigned, hereby petition to Rezone and/or change the Zoning District for the following property or properties:

From: R-1 Present Zoning District To: R-3 Requested Zoning District

Applicant: Noah Heim /Heim Investments LLC Phone: 3609981576
(Print All Information)

Contact Name: Noah Heim / Fax: _____

Mailing Address: 655 Robertson Rd _____
(Street or PO Box)

City: Longview Email: NoahHeim @ _____
State: WA Zip: 98632 _____
_____ Icloud.com _____

Address of Property/Properties: 5824 Ocean Beach Hwy Longview Wa 98632 _____

Assessor's Parcel Number(s): 1062 - Property ID 3033848 _____

Description of Property: Single family home

Name of Subdivision: _____ Lot(s): _____

Block(s): _____

Location: Section 14 Township & Range 8N-3W Willamette Meridian
(Attach additional sheets as necessary)

REQUIRED SUBMITTAL MATERIALS

Have you had a pre-application conference with City staff? No Date: _____

- _____ x Maps or Plans Showing Affected Property.
- _____ x Completed Environmental Checklist (SEPA).
- _____ x Narrative Explaining Reason for Zone Change Classification Requested (below).
- _____ x Legal Description of Property.
- _____ x Acceptable Proof of ownership such as notarized petitions, deed, or title report.
- _____ x One copy of the property deed; and, if the applicant is not the owner, a notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.
- _____ Certificate of Appropriateness issued by the Historic Preservation Commission, if applicable.

Comments: _____

Explain the reason(s) for the Zone Change Classification Requested: _____

To provide more Affordable housing for
Longview residents!

(Attach additional sheets as necessary)

FILING FEES:

Public Hearing Fee: \$2,173.00

SEPA Review Fee:..... \$543.00

Total Fees: \$2,716.00

Comments: _____

NOTES TO APPLICANT/OWNER:

1. Community Development Staff will review this application for completeness and will contact you if additional information is needed. Incomplete applications will not be scheduled for a hearing before the Planning Commission.
2. If the City Council, Planning Commission or Community Development 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.
3. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
4. The applicant may be required to conduct studies, such as a traffic study, and have the studies reviewed by the City prior to any public hearing on the application. The cost of all required studies shall be borne by the applicant.
5. All fees required by the City in reviewing this application shall be paid prior to any public hearings.
6. The applicant or authorized representative must attend the Planning Commission and City Council public hearings.

Comments: _____

SIGNATURES:

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

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

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

Signature of Property Owner: Nash Heim Date: 8/14/23

Signature of Applicant: Nash Heim Date: 8/14/23

Below is for Staff Use Only:

Longview Planning Commission:

Public Hearing Scheduled: Tentatively October or November Date: _____
_____ 7:00 pm

Comments: _____

Longview City Council:

Public Hearing Scheduled: TBD Date: _____
_____ 7:00 pm

Comments: _____

ZONE CHANGE PETITION

The owner or owners of any property located within the City may submit a request for a change of zoning classification on that property. This request will be considered by the Planning Commission. The change in the zoning classification of a property or properties must be signed by the owner or owners of not less than fifty-one (51%) percent of the area of property for which a change in zoning classification is sought.

[Photocopy this page and attach as many pages as is needed]

Name: Noah Heim
(Please Print All Information)

Mailing Address: 655 Robertson Rd
(Street or PO Box)

City: Longview State: WA

Zip: 98632 Phone: 360-998-1526

Description/use of Property: _____

Name: Michael Heim
(Please Print All Information)

Mailing Address: 3015 Stella Rd.
(Street or PO Box)

City: Longview State: WA

Zip: 98632 Phone: 360-762-1524

Description/use of Property: _____

Name: Clark Heim
(Please Print All Information)

Mailing Address: 572 Germany Cr Rd
(Street or PO Box)

City: Longview State: WA

Zip: 98632 Phone: 360-431-5759

Description/use of Property: _____

Name: _____
(Please Print All Information)

Mailing Address: _____
(Street or PO Box)

City: _____ State: _____

Zip: _____ Phone: _____

Description/use of Property: _____

GENERAL SITE CHARACTERISTICS

Property Size: Gross Acres: 1.48 Square Feet: 64,468

Comprehensive Plan Designation: _____

Does this Rezone also require a Comprehensive Plan Designation change? yes

Is the site vacant? No there is a single family home on the current property. The plan is to subdivide and split from the subject property. _____

Current Use of the Land

Describe geographical features and note any structures: Single family home currently is a rental. _____

Current Sewerage System: City of Longview sewer _____

Street System serving area: West Longview ocean beach. _____

- e. A JUDGMENT AND LIEN SEARCH WAS PERFORMED AGAINST HEIM INVESTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY. WE FOUND NO PERTINENT MATTERS OF RECORD AGAINST SAID PARTY.
- f. THE COMPANY DISCLOSES THERE HAVE BEEN NO CONVEYANCES OF THE SUBJECT PROPERTY OCCURRING WITHIN THE LAST TWO YEARS, EXCEPT:

TYPE OF DEED:	QUIT CLAIM DEED
DATED:	APRIL 6, 2023
RECORDED:	APRIL 6, 2023
AUDITOR'S NO.:	<u>3732509</u>
GRANTOR:	WEST WIND INVESTMENTS LLC
GRANTEE:	HEIM INVESTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

TYPE OF DEED:	STATUTORY WARRANTY DEED
DATED:	FEBRUARY 22, 2023
RECORDED:	MARCH 1, 2023
AUDITOR'S NO.:	<u>3730740</u>
GRANTOR:	TAMMY VAN HORN, AS HER SOLE AND SEPARATE PROPERTY
GRANTEE:	WEST WIND INVESTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

NO ADDITIONAL LIABILITY IS ASSUMED HEREBY.

- g. THE COMPANY IS IN POSSESSION OF AN AGREEMENT AND/OR RESOLUTION AUTHORIZING NOAH HEIM AND HUNTER HEIM AND CLARK HEIM AND MICHAEL HEIM, MEMBERS TO EXECUTE DOCUMENTS ON BEHALF OF HEIM INVESTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY. IF THERE ARE ANY AMENDMENTS TO SAID AGREEMENT AND/OR RESOLUTION, THEY SHOULD BE SUBMITTED FOR REVIEW PRIOR TO CLOSING.
- h. OUR PRELIMINARY TITLE REPORT HAS BEEN UPDATED TO INCLUDE THE FOLLOWING CHANGES:

NOTE G HAS BEEN AMENDED.

THE EFFECTIVE DATE HAS BEEN UPDATED.

END OF SCHEDULE B- SECTION II NOTES



Authorized Signature

EXHIBIT "A"

A PORTION OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF COUNTY ROAD NO. 11 AND THE CENTER LINE OF OCEAN BEACH HIGHWAY, SAID POINT BEING NORTH 55° 03' 56" WEST 4671.00 FEET FROM THE INTERSECTION OF THE CENTER LINE OF 46TH AVENUE AND THE CENTER LINE OF OCEAN BEACH HIGHWAY AS SHOWN BY THE PLAT OF COLUMBIA VALLEY GARDENS NO. 4, AS RECORDED IN VOLUME 7 OF PLATS, PAGE 14, RECORDS OF SAID COUNTY (THE ABOVE-MENTIONED POINT ALSO KNOWN AS OCEAN BEACH STATION 1189+57.3);
THENCE ALONG THE CENTER LINE OF OCEAN BEACH HIGHWAY NORTH 55° 03' 56" WEST 151.60 FEET TO P. I. STATION 1188+05.7;
THENCE CONTINUING ALONG THE CENTER LINE OF OCEAN BEACH HIGHWAY NORTH 53° 26' 56" WEST 1817.95 FEET;
THENCE NORTH 36° 33' 04" EAST 50.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OCEAN BEACH HIGHWAY;
THENCE SOUTH 53° 26' 56" EAST 298.45 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID OCEAN BEACH HIGHWAY AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 36° 33' 04" EAST 250.00 FEET;
THENCE NORTH 53° 26' 56" WEST ALONG A LINE THAT IS PARALLEL AND 250 FEET NORTHERLY OF THE NORTHERLY LINE OF OCEAN BEACH HIGHWAY TO AN INTERSECTION WITH THE EASTERLY BANK OF DITCH NO. 10 OF CONSOLIDATED DIKING IMPROVEMENT DISTRICT NO. 1;
THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE EASTERLY BANK OF SAID DITCH NO. 10 TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OCEAN BEACH HIGHWAY;
THENCE SOUTH 53° 26' 56" EAST 150.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPT THAT PORTION CONVEYED TO CONSOLIDATED DIKING IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 921030035.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

5824 Ocean Beach Hwy



of 3)

Section: T8-0N R3-0W S14	
DID	62,625.00
DDUPFLG	N
SECTION LABEL	S14
LEGAL DESC NAME	T8-0N R3-0W S14
TOWNSHIP	8
TOWNSHIP DIRECTION	N
RANGE	3
RANGE DIRECTION	W
SECTION	14
...	

90 TO 7532

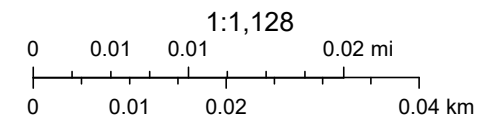
City of Longview



8/22/2023, 5:10:10 PM

2022 Aerial Leaf Off
 Red: Band_1
 Green: Band_2
 Blue: Band_3
 Cowlitz County Parcels 062023

Unit Addresses
 Site Addresses



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN,

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



Application to Amend the Longview Comprehensive Plan

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

Application to Amend the Longview Comprehensive Plan

LMC 19.03

Case Number: PC 2023-10

Related Case Number: E2023-15

THIS SECTION FOR OFFICE USE ONLY:

To the City of Longview Planning Commission and City Council:

We, the undersigned, hereby petition to Amend the Longview Comprehensive Plan in the following manner:

Proposed Plan Amendment: Please indicate type of amendment and its location within the Longview Comprehensive Plan:

☐ Text Amendment: Element

City Objectives

Section

Goal

City Policies

☐ Map Amendment: Element:

From:

Present Land Use District

To:

Requested Land Use District

Address of Property/Properties:

636 California Way

Assessor's Parcel Number(s):

08431

Legal Description of Property Under Consideration:

22 (AP 4)-47 4-7 N-2W

(Attach additional sheets as necessary)

Describe Your Proposed Amendment. Also provide suggested new language if Text Amendment:

We are seeking to amend the code to Allow for Apartments in the Mixed Use Commercial Industrial District as a Special Property Use or outright.

(Attach additional sheets as necessary)

Describe why the amendment should be made and why it is in the public interest (e.g., correcting an error, improving consistency, addressing a need that is currently lacking, etc.)

The Amendment should be made because the building in the last 20 yrs as a apartment complex & not a Hotel.

(Attach additional sheets as necessary)

Describe how the current language or map designation affects you or your property.

This building has never been used as a Hotel. When talking w/previous owners they said the name Hotel CA was just a name for Property but never ran as a Hotel. Having to save 3 rooms for use of a Hotel will cost me a loss of \$3700 a month in income.

(Attach additional sheets as necessary)

GENERAL SITE CHARACTERISTICS

Property Size: Gross Acres: 1.1 Acres Net Acres:

Square Feet: 48,000

Comprehensive Plan Designation:

Is the site vacant?

Current use of the land. Describe geographical features and note any structures:

The Building has always been used as an Apartment Complex & The RV Parking has been in place as well

PETITION TO AMEND THE LONGVIEW COMPREHENSIVE PLAN

The information provided is said to be true under penalty of perjury by the Laws of the State of Washington. The undersigned state that they are the owner(s) of the property described herein, and hereby give authorization for the filing of this application. The undersigned also certify that the information contained in this application is true and correct to the best of your/their knowledge and belief. Further, I/we do by my/our signature(s) on this application absolve the City of Longview of all liabilities regarding any deed restrictions that may be applicable to the property described herein. The names, addresses and signature of all property owners is needed (Owner in escrow is not acceptable).

[Photocopy this page and attach as many pages as is needed]

Signature: _____

Name: _____

(Please Print)

Mailing Address: _____

(Street or PO Box)

City: _____

State: _____

Zip: _____

Phone: _____

Signature: _____

Name: _____

(Please Print)

Mailing Address: _____

(Street or PO Box)

City: _____

State: _____

Zip: _____

Phone: _____

Signature: _____

Name: _____

(Please Print)

Mailing Address: _____

(Street or PO Box)

City: _____

State: _____

Zip: _____

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Name: _____

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Mailing Address: _____

(Street or PO Box)

City: _____

State: _____

Zip: _____

Phone: _____

Signature: _____

Name: _____

(Please Print)

Mailing Address: _____

(Street or PO Box)

City: _____

State: _____

Zip: _____

Phone: _____

Signature: _____

Name: _____

(Please Print)

Mailing Address: _____

(Street or PO Box)

City: _____

State: _____

Zip: _____

Phone: _____

CERTIFICATION

City of Longview)

SS

County of Cowlitz)

I/we, being first duly sworn, do/does hereby depose and say that Jeffrey Weir Lamam are the legal owner(s) of property described herein, and the information herewith submitted is in all respects true and correct to the best of Jeffrey Weir Lamam's knowledge and belief, and have affixed Jeffrey Weir Lamam's signature(s) hereto in the presence of the undersigned.

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

Signature of applicant(s):



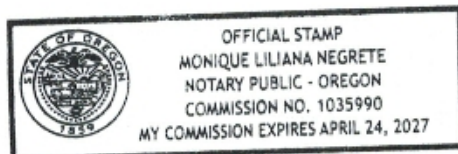
Mailing Address:

12730 SE OTT ST (Street or PO Box)

City: Clackamas State: OR Zip: 97015

Phone: 503 348 7263

Subscribed and sworn to before me this 23rd day of August, 2023.



Notary Public

Printed Name: Monique L. Negrete

Residing In: Clackamas

My Commission Expires: April 24, 2027

NOTES:

1. Signatures of all owners are required if property is in joint ownership, which may include husband and wife.
2. A detailed map of the area that is subject of the Comprehensive Plan Amendment request must be submitted to the Community Development Department.
3. The mailing address on this page will be the address all reports and notices concerning this application will be sent to.

FILING FEES:

Public Hearing Fee:

\$2,173.00

SEPA Review Fee:

\$543.00

Total Fees:

\$2,716.00

Comments:

BELOW IS FOR STAFF USE ONLY:

DATE APPLICATION COMPLETE:

LONGVIEW PLANNING COMMISSION:

Set on Planning Commission
Agenda For a Future Public Hearing: Date

7:00 PM

Public Hearing Scheduled: Date:

7:00 PM

Comments:

LONGVIEW CITY COUNCIL:

Public Hearing Scheduled: Date:

7:00 PM

Ordinance No:

Adopted:

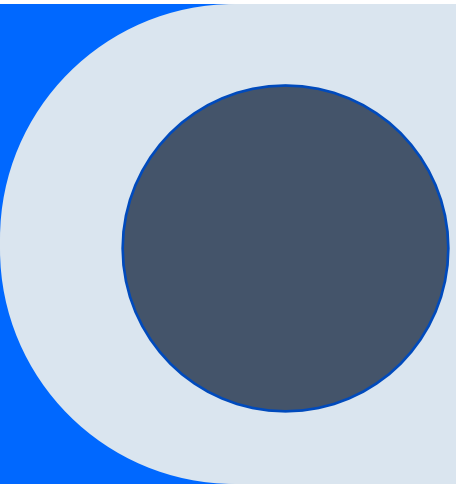
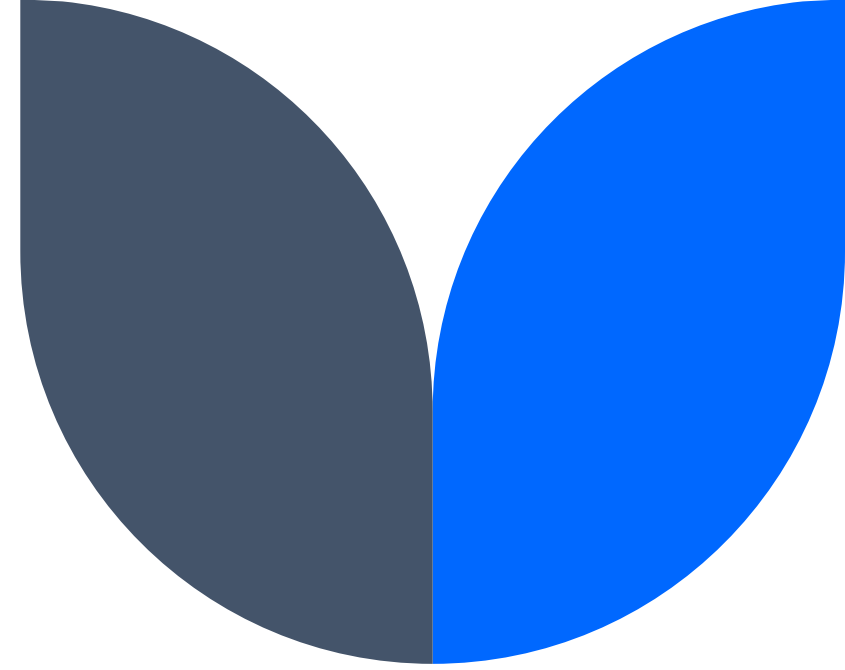
Effective:

Comments:



Affordable Housing Strategies Workshop

McAllister Kosar, Planner, City of Longview



Agenda

- Currently permitted uses
- Minimum lot sizes
- Minimum lot widths (frontages)
- Minimum lot setbacks (front, rear)
- Commissioners Ideas
- Public Input/Correspondence
- Shared Access Agreements/Easements
- House Bill 1110
- House Bill 1337

Introduction

- *Review residential zoning districts and standards to help aid in the creation of more affordable housing*
- *Forward recommendations to City Council*

How we get there

Planning Commission

Workshops

Foster ideas and perform research, direct staff on specific items

Planning Commission

Recommendations

Formulate ideas into language recommended to City Council

City Council

Review Planning Commissions' recommendations, approve, approve with revisions, return to PC,

Currently Permitted Uses

Table 19.20.020-1 Permitted Uses in Residential Districts

Use	Zoning District				
	R-1	R-2	R-3	R-4	TNR
Single-family dwelling ¹ (including manufactured homes per Chapter 16.38 LMC)	P	p ²	See note 1	See note 1	P
Duplex (two-family dwellings)		p ²	P	P	
Triplex (three-family dwellings)		p ²	P	P	
Fourplex (four-family dwellings)		p ²	P	P	
Multifamily dwelling		P-PUD	P	P	
Townhouse (single-family attached dwelling)	P-PUD	P	P	P	P-PUD
Townhouse (two attached townhouses only per zero lot line provisions)					P
Accessory dwelling unit ⁵	P	P	P	P	P
Home occupation	P	P	P	P	P
Accessory structure	P	P	P	P	P
Manufactured home park	p ⁷				
Day care, family home with 12 or fewer children	P	P	P	P	P
Day care center (exceeding 12 children)		SPU	SPU	P	
Adult family home	P	P	P	P	P
Residential treatment facilities other than adult family homes and those listed elsewhere in the use table				SPU	
Congregate care, assisted living and continuing care facilities and nursing homes for elderly individuals; including accessory services to the above uses			SPU	P	

Current Standards

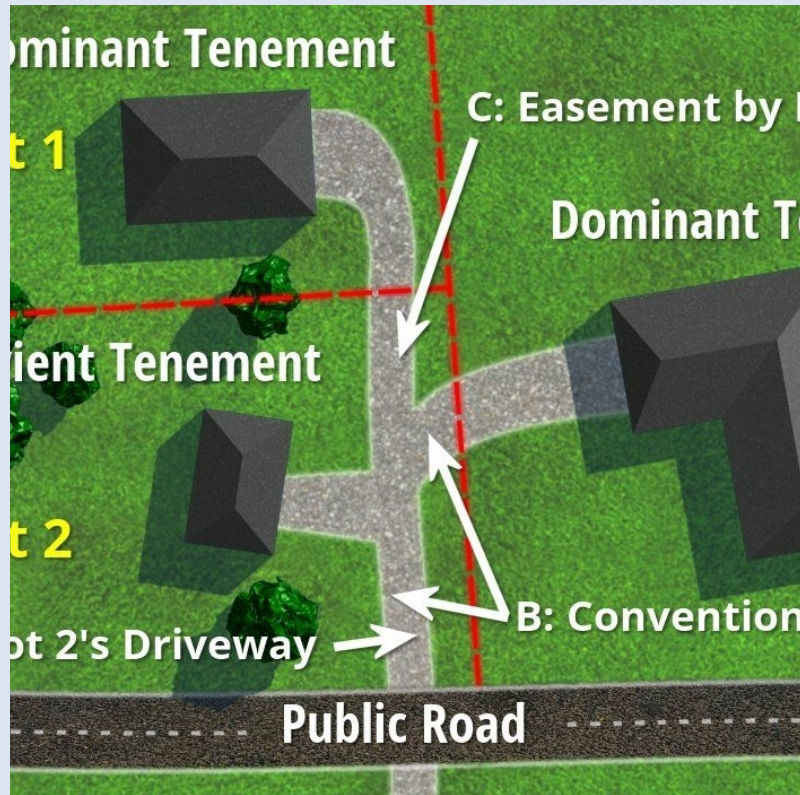
Standard	Zoning District				
	R-1	R-2	R-3	R-4	TNR
Minimum lot size (square feet)	6,000; townhouses per PUD approval	1,800 (townhouses); 6,000 (other uses)	1,800 (townhouses); 6,000 (other uses) ¹⁰	1,800 (townhouses); 6,000 (other uses) ¹⁰	5,000; 2,000 (townhouse), unless otherwise approved via PUD process
Minimum lot frontage/width (feet)	50	20 (townhouse); 50 (other)	20 (townhouse); 50 (other)	20 (townhouse); 50 (other)	35 (zero lot line and two- unit townhouses); 45 ¹ (other)
Minimum lot frontage on a cul- de-sac	In all zones, lot frontage on cul-de-sac lots may be reduced up to 25 percent of base standard (see above)				
Maximum density (units per acre)	6 units	30 units	No requirement	No requirement	8 units ²
Front yard setback (feet)	25	25	20	20	20
Front yard setback (alley- loading) ³	15	15	10	10	10
Rear yard setback ⁴ (feet)	15	10	10	10	10
Side yard setback ⁵ (feet)	5	5	5	5	5 ⁶
Side yard (street) setback – corner lot, street flanking (feet)	15	15	15	15	10
Maximum building height – residential (feet)	35	35	45, with no building over 4 stories ⁹	60, with no building over 6 stories ⁹	35
Maximum building height – accessory building (feet) ⁷	20	20	20	20	20
Maximum impervious area of lot ⁸	65%	75%	85%	85%	75%

Public Input / Correspondence

- Correspondence (Cottage Housing)
- Ideas from public/private

Commissioners Input

Staff Ideas



Shared Access Easements/Agreement

- Possibly offset or reduce frontage requirements
- Providing what is needed for fire/EMS, while allowing for affordable housing or infill

House Bill 1110

For fully GMA Counties only – Cowlitz County/COL are Partially Planning

- Cities planning under GMA to authorize minimum development densities in residential zones
- Density Requirements: Fully planning cities meeting population criteria must authorize the development of a minimum number of units on all lots zoned predominantly for residential use. **A fully planning city with a population of at least 25,000, but less than 75,000, must allow: at least two units per lot; at least four units per lot within .5 miles walking distance of a major transit stop or community amenity; and at least four units per lot if at least one unit is affordable housing**
- Other requirements and suggestions for cities/counties of other sizes

House Bill 1337

For fully GMA Counties only – Cowlitz County/COL are Partially Planning

six months after its next periodic comprehensive plan update, a fully planning city or county must ensure local development regulations allow for the construction of accessory dwelling units (ADUs) with in urban growth areas (UGAs) and comply with the following policies:

- not requiring the owner of a lot on which there is an ADU to reside in or occupy the ADU or another housing unit on the same lot;
- allowing at least two ADUs on all lots that allow for single-family homes within a UGA in the following configurations: one attached ADU and one detached ADU, two attached ADUs, or two detached ADUs
- not imposing setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for ADUs that are more restrictive than those for principal units;
- allowing detached ADUs to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley;
- not prohibiting the sale of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an ADU



Thank you

McAllister Kosar

mcallisterk@mylongview.com

www.mylongview.com

18A.60.030 Residential area and dimensions.*A. Development Standards Table.*

	Zoning Classifications								
	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3
Density	1.45 DUA	2.2 DUA	4.8 DUA	6.4 DUA	8.7 DUA	14.6 DUA	22 DUA	35 DUA	54 DUA
Lot size	25,000 GSF	17,000 GSF	7,500 GSF	5,700 GSF	5,000 GSF /unit	3,000 GSF /unit for 2 or more units	No minimum lot size	No minimum lot size	No minimum lot size
Building coverage	35%	35%	45%	50%	55%	60%	60%	60%	60%
Impervious surface	45%	45%	60%	70%	70%	75%	70%	70%	70%
Front yard/street setback	25 feet	25 feet	10 feet	10 feet	5 feet	5 feet	15 feet	15 feet	15 feet
Garage/carport setback	30 feet	30 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Principal arterial and state highway setback	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Rear yard setback	20 feet	20 feet	10 feet	10 feet	5 feet	5 feet	15 feet	15 feet	15 feet
Interior setback	8 feet	8 feet	5 feet	5 feet			8 feet	8 feet	8 feet
Interior setback for attached units					0 feet	0 feet			

	Zoning Classifications								
	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3
Interior setback for detached units					5 feet	5 feet			
Building height	35 feet	35 feet	35 feet	35 feet	35 feet	50 feet	45 feet	65 feet	80 feet
Design	Design features shall be required as set forth in Chapter 18A.70 , Article I.								
Landscaping	Landscaping shall be provided as set forth in Chapter 18A.70 , Article II.								
Tree Preservation	Significant tree identification and preservation and/or replacement shall be required as set forth in LMC 18A.70.300 through 18A.70.330 .								
Parking	Parking shall conform to the requirements of Chapter 18A.80 .								
Signs	Signage shall conform to the requirements of Chapter 18A.100 .								

B. *Tree Preservation Incentives.*

1. The Director may reduce a rear yard and/or side yard building setback to compensate for significant or heritage tree preservation; provided, that the setback is not reduced more than five (5) feet, is no closer to the property line than three (3) feet, is the minimum reduction required for tree preservation, and complies with LMC [18A.60.100](#), Building transition area.
2. The Director may increase the amount of allowable impervious surface by five (5) percent to compensate for the preservation of a significant or heritage tree. [Ord. 775 § 1 (Exh. A), 2022; Ord. 726 § 2 (Exh. B), 2019.]

The Lakewood Municipal Code is current through Ordinance 786, passed May 15, 2023.

Disclaimer: The city clerk's office has the official version of the Lakewood Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: www.cityoflakewood.us

City Telephone: (253) 589-2489

Hosted by Code Publishing Company, A General Code Company.

COTTAGE HOUSING DEVELOPMENTS

March 7, 2017

by Justin Shiu, Associate Planner at M-Group

Cottage housing developments, as a form of smaller single family residential units, diversifies housing choice and provides housing that is more attractive to some households than that of traditional single-family homes.

The type of cottage housing development discussed here refers to projects that feature a cluster of units – often between four and twelve – built around a common open space. Typically, each cottage is around 1,000 square feet. This type of development is not new; the historical pattern of small housing units clustered around small parks and open spaces can be found in some parts of older cities. Recent cottage housing developments have been established as infill projects, offering a middle ground between single-family residences and multifamily development. Cottage housing can offer a smaller scale housing choice, which are suitable for meeting a variety of needs, compared to traditional detached single-family homes.



Cottage housing developments can be found around the county. They present a variety of opportunities in creating housing and meeting housing needs where other prevalent housing types are not great fits. There may be challenges implementing cottage housing developments where development constraints or local opposition limit available options. To create opportunities that allow for cottage housing development and set standards for development, a variety of considerations should be taken into account in the planning process. The following presents a brief overview of cottage housing development and provides considerations for their integration into cities.

COTTAGE HOUSING DEVELOPMENTS AROUND THE COUNTRY

MORE ON M-LAB



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Asher Kohn · Apr 6, 2023



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As COVID-19 monopolizes the world's attention, M-Group's Mary Ann Niktas talks about how cities need to incorporate the threat of infectious

Cottage housing developments can be found around the country. In Shoreline, Washington, Greenwood Avenue Cottages features eight units of less than 1,000 square feet around a large open space and served by a 300 square foot community building. Beyond offering attractive, smaller housing options for those drawn to their style, cottage housing developments have served needs for different segments of the population.



Union Studio. U.S. Department of Housing and Urban Development, Washington, D.C. Accessed October 24, 2016. https://www.huduser.gov/portal/casestudies/study_07022012_1.html

Cottages have been suitable for providing workforce housing. In Suffolk County, New York, Cottages at Mattituck is a 22-unit income-restricted workforce housing project. The price for the 1,100 square foot units was determined by median income earnings. The cottages will remain permanently affordable through deed-restrictions.

Cottages can be affordable options integrated into an urban context. In East Greenwich, Rhode Island, Cottages on Greene is a privately-financed, mixed-income infill development located in the historic downtown area. The cottage housing style emphasized a walkable and smaller-scale, urban living environment. This denser residential development type serves as a transition between the downtown and single-family residences and allows for locating 15 homes within walking distance to a variety of shops, services, and restaurants in the downtown. The project also allocated five deed-restricted affordable housing units.

Cottages can be important residences for groups with special circumstances. In Sacramento, Quinn Cottages is an affordable development comprising 60 one-bedroom cottages serving single residents and parents with one child. Mercy Housing manages the cottages and provides support programs that allow the development to serve as transitional housing.

OPPORTUNITIES AND ADVANTAGES

The appropriateness of cottage housing developments may vary depending on the location, however the developments can have advantages over other types of development. They can make more efficient use of land than single-family residential development. Although they are denser than traditional single-family homes, cottage housing could be implemented in single family residential areas where the cluster of housing would not appear to be a significant departure from an already dense concentration of single-family homes, or a medium-density single-family residential district as applied in some jurisdictions. They can fill properties that are large and underdeveloped. While developments may have densities somewhat higher than neighboring single-family homes, design of the buildings and the common open space can minimize the perception of mass. They may also serve as a transition between single-family homes and condominiums / townhomes.

As an intermediate between lower and higher density development types, a cottage housing development may help diversify housing choices and capture needs from different segments of the population. Cottage housing offers living arrangements that are attractive to households

disease into the future of planning and where it fits in the General Plan.

Mary Ann Niktas · May 15, 2020



THE CHALLENGES OF SMALL CELL WIRELESS PREEMPTION

Michelle Audenaert, AICP · Mar 25, 2020



CANNABIS: THE LAND USE CONCERNS OF CULTIVATION

Michelle Audenaert, AICP · Jan 13, 2020

affordable housing application
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cities
community engagement
community revitalization commuting
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cycling dead malls design guidelines
development standards disadvantage
disproportion ecodistricts
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seeking modestly-sized homes and those who desire a close neighborhood environment. This housing type is an option that can accommodate smaller households, including single residents, households with few children, and older residents seeking to downsize. The close proximity of units can lend itself to fostering a neighborhood feeling within a neighborhood feeling, which can create a greater sense of familiarity and safety.

An advantage of cottage housing developments is their flexibility, from making more effective or desirable use of underutilized spaces to serving the needs of different populations. As an infill type development, they can maintain a spacious feeling with open courts. As higher density development, they offer privacy by having detached units. Their sizes allow them to be potentially more energy-efficient compared to larger residences. They can serve as housing for families seeking to downsize, young households, and the workforce.



Keller Court Commons. Petaluma Argus Courier, Petaluma, CA. Accessed March 6, 2017. <http://www.petaluma360.com/news/2524154-181/pocket-neighborhood-passes-planning-commission>

CHALLENGES

Although cottage housing developments can present a number of opportunities, they may be accompanied by specific issues due to characteristics of the development.

Construction is not necessarily much less expensive than traditional single family homes. The baseline standards of the cottages are the same for new residences, including compliance with building standards and installation of utility connections. Furthermore, costs for cottages may be more on a per-square-foot basis because unit prices cannot be increased based on square footage with as much bedroom and living room floor area that can be relatively inexpensive to build.

Locational suitability is a limiting factor. Availability of lots with sizes capable of accommodating development may be low. Allowable density on a lot generally needs to be higher to allow for economically feasible projects. However, neighborhoods may be sensitive to denser development. Taking lot size, density, neighborhood sensitivity into account, cottage housing developments may be limited to certain residential areas.

Parking can also present challenges. The site may have limited space available for parking. Despite smaller households that are drawn to cottage housing, sufficient parking is required to mitigate excessive spillover to on-street parking.

CONSIDERATIONS IN DEVELOPMENT STANDARDS

If it has been determined that a cottage housing development would not be impractical as a result of various challenges, a set of guidelines may serve to help shape how a development might fit within the site context. Cottage housing ordinances have been established in several jurisdictions. Ordinances that were reviewed include Kirkland, Spokane, Port Townsend, Redmond, Lakewood, and Marysville in Washington, and Lehigh Valley in Pennsylvania.

Although a cottage housing ordinance may not necessarily be a tool that every jurisdiction would want to consider integrating into their municipal codes, the examples of existing cottage housing development regulations provide a basis to review and evaluate cottage housing projects proposed within a community. The guidelines presented here do not represent a comprehensive collection of standards that have been used nor do they suggest that cottage housing design must fit within these parameters, but they present a starting point to consider what aspects of development have been applied and provide an initial point of reference for further discussion.

Units and Lot Sizes

- Number of Units: A minimum and maximum number of units may be defined. Minimums of 4 units and maximums of 12 units have been used in some ordinances.
- Lot Sizes: Consider not setting a minimum lot size.

Floor Area and Coverage

- Density – Floor Area Ratio: The use of floor area ratio for a site may be an appropriate standard to allow a practical design of cottage housing development. If density is used, the standard may limit density to two or three times the density of base zoning, which also may vary based on the zoning district.
- Floor Area: A maximum floor area may be set for each cottage housing unit. Example maximum floor areas have been found to be between 800 and 1,500 square feet.
- Coverage: Coverage is applied on a per unit basis. Building coverage has been found to be between 40 and 60 percent.
- Density: Increasing density may be accomplished through the following
 - Increasing density based on underlying zoning (e.g., base zoning multiplied by two)
 - Reducing minimum lot requirements (e.g., base zoning divided by two)
 - Multiple cottages on a lot (e.g., up to two cottages on a single family lot, with certain conditions)
- Density Bonus: Consider the appropriateness of density bonus incentives.
- Expansion Restricted: Covenants may be used to restrict the expansion of cottages.

Setbacks and Height

- Setbacks: Consideration should first be given to the appropriateness of existing setback regulations. For setbacks different from standard residential zoning, the following have been used:
 - Front setback examples. 10-20 feet.
 - Side setback examples. 5-10 feet.
 - Rear setback examples. 10 feet.
- Average Setbacks: Consider using average side and rear setbacks to provide design flexibility
- Building Separation: Use a minimum building separation to allow for space between buildings. A typical standard is 10 feet between buildings. Building code standards may be used to guide the minimum separation standard.
- Stories: Consider whether a one story limit or a two-story limit is appropriate.
 - Some architectural styles of cottages featuring lower plate height accommodate second floor area within the roof. To limit mass, a cap on second floor area may be based on a percentage of the first floor.

- Height: Consider whether development would create tall and overly narrow homes.
 - Pitch limitations on cottage roof.
 - Maximum ratio of height to width.

Parking

- Parking Spaces: Off-street parking may be between 1.0 and 2.0 spaces per unit.
- Parking Arrangement: Parking can be designed such that access is away from primary streets. Parking spaces design could be through side access by alley, side access by private street, and a non-primary street. Adequate screening should be provided for any option. Parking lots may be more feasible than individual garages.
- Parking Clusters: Consider whether parking should be distributed among small clusters on the site to minimize visual impact. Consider maximum contiguous spaces in each cluster and minimum separation between clusters.
- Parking Reduction: Parking reduction may be considered if the site is close to transit.

Design

- Design: Consider whether requirements should be placed on a color scheme and variety in design.
- Orientation: Orient the primary entry towards the common open space area.
- Porches: Consider covered front porches. The minimum area may be 60-80 square feet.
- Sidewalk: Sidewalk connections and sidewalks along public streets.
- Parking Lot: Parking may be consolidated into one or a few small lots to allow for closer spacing between buildings.

Common Space and Amenities

- Common Open Space Area: Each dwelling unit should provide an allotment of space for a common open space area. In several ordinances, 400 square feet per unit has been used but areas as small as 150 square feet per unit have been applied as well. Common open space may also be low in instances where there is a requirement for private open space.
 - Consider specifying that required setbacks, private open space, stormwater management facilities, parking areas, and driveways do not qualify as common open space area.
- Community Building: A community building may be permitted.

Integration into the Community

- Outreach: Provide outreach and education
- Trial Period: Consider a trial period to ensure regulations are working as intended
- Conditional Use Permit: An administrative conditional use permit may be a good approach to consider developer and community input so that the project works within the context of certain areas.

CONCLUSION

Cottage housing developments offer opportunities to fill in housing needs, but they may be limited in locations that could accommodate such developments. Density and neighborhood sensitivity may make it

difficult to find suitable sites for cottage housing developments, in addition to needed interest from the developers.

However, it is also the compact character of these developments that makes them attractive to those with specific housing needs that can be served by small but detached housing units. In planning for cottage housing developments, establishing guidelines may help address some concerns related to the form the developments may take. A consideration of policies and guidelines can show if cottage housing developments would fit within the local context and how development may take shape.

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Chapter 18.68

COTTAGE HOUSING

Sections:

18.68.010	Title.
18.68.020	Purpose and intent.
18.68.030	Applicability.
18.68.040	Authority and administration.
18.68.050	Development standards and requirements.
18.68.060	Enforcement.
18.68.070	Severability.

18.68.010 Title.

This chapter shall be known and may be cited as the “Cowlitz County Cottage Housing Ordinance.” [Ord. 18-093 § 3, 10-16-18.]

18.68.020 Purpose and intent.

It is the intent of this chapter to:

- A. Support the county’s goals for economic development and associated housing;
- B. Encourage the efficient use of land in areas of existing public services;
- C. Provide diverse housing options;
- D. Encourage affordability, creativity and variety in housing design and site development;
- E. Promote a variety of housing choices to meet the needs of a population with a variety of individual needs;
- F. Allow for a higher residential density than otherwise permitted given the smaller than average home size. [Ord. 18-093 § 3, 10-16-18.]

18.68.030 Applicability.

The regulations contained in this chapter shall apply in areas classified as “urban” and “suburban” in the Cowlitz County Comprehensive Plan. [Ord. 18-093 § 3, 10-16-18.]

18.68.040 Authority and administration.

All applications under this chapter shall be made to the Cowlitz County Building and Planning Department. The Director or his/her designee shall administer, interpret, and enforce the provisions of this chapter and shall provide such forms and establish such procedures as may be necessary to administer this chapter. [Ord. 18-093 § 3, 10-16-18.]

18.68.050 Development standards and requirements.

- A. Two options exist for review of cottage housing development:
 - 1. Cottage housing may be located on an individual lot by creating individual platted lots, which will be subject to land division application.
 - 2. Cottage housing may be located on a common parcel, with access to shared amenities, which will be subject to review as a planned unit development under Chapter 18.30 CCC. The minimum site area standards of CCC 18.30.320 shall not apply.
- B. Cottage housing developments shall contain a minimum of four dwelling units.
- C. Cottage housing shall be developed in clusters with a maximum of 12 units in each cluster, provided that the overall development may contain more than one cluster.

D. Cottage housing developments may be allowed up to 200 percent of the maximum density of the underlying zoning district based on the minimum lot area standards found in CCC 18.10.501.

E. Attached housing types are allowed in cottage housing within the density allowances otherwise provided.

F. Accessory dwelling units shall not be allowed in cottage housing developments.

1. For cottage developments reviewed through land division, a plat restriction shall be included on the face of the final plat prohibiting accessory dwelling units.

2. For cottage developments not subject to land division, a covenant shall be recorded with the Cowlitz County Auditor's Office prohibiting accessory dwelling units.

G. Minimum lot area and lot dimension standards of the underlying zone shall not apply.

H. The following setbacks shall apply, in addition to those found in the underlying zone:

1. Ten feet from public rights-of-way or private street easements.

2. Ten feet minimum space between buildings (including accessory structures).

3. Twenty feet minimum from a street for garage doors; except this may be reduced to five feet where a garage is accessed via an alley.

I. Parking shall be provided as outlined in CCC 18.10.560 through 18.10.562. Parking may be clustered in common parking lots or detached or attached garages or carports.

J. Cottages shall have a minimum habitable space as allowed by state law and the Cowlitz County Building Code (Chapter 16.05 CCC) and a maximum habitable space of 1,200 square feet.

1. For cottage developments reviewed through land division, a plat restriction shall be included on the face of the final plat prohibiting development/expansion of habitable space beyond 1,200 square feet.

2. For cottage developments not subject to land division, a covenant shall be recorded with the Cowlitz County Auditor's Office prohibiting development/expansion of habitable space beyond 1,200 square feet.

K. The maximum building height for cottages and accessory structures within the cottage development shall be 25 feet.

L. Each cottage shall provide a covered entry feature with minimum dimensions of six feet by six feet facing a street, pathway or common open space.

M. Cottage developments shall provide a minimum of 400 square feet common usable active open space per dwelling unit.

N. Common on-site accessible open space shall abut a minimum of 50 percent of the cottages in each cluster.

O. Each cottage shall have a minimum of 200 square feet of usable active private open space immediately adjacent to and accessible from the dwelling with no dimension less than 10 feet. [Ord. 22-044 § 1, 5-3-22.]

18.68.060 Enforcement.

Cowlitz County Department of Building and Planning is hereby charged with enforcement of this chapter. [Ord. 18-093 § 3, 10-16-18.]

18.68.070 Severability.

If any section, subsection, clause, phrase or word in this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such section shall be deemed a separate provision and such holding shall not affect the validity of the remaining portion of this chapter. [Ord. 18-093 § 3, 10-16-18.]



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Chapter 20.950

COTTAGE CLUSTER HOUSING

Sections:

- 20.950.010 Purpose.**
- 20.950.020 Applicability.**
- 20.950.030 Site Development and Design Standards.**
- 20.950.040 Approval Process.**

20.950.010 Purpose.

These standards are intended to allow groups of small-scale cottages around common areas in single or multifamily zoning districts in a manner promoting accessible housing and community interaction. The individual homes are smaller and shorter than what is allowed in the underlying zoning district, but they may be built at a higher density. (Ord. M-4377 § 2(d), 2022)

20.950.020 Applicability.

- A. *Permitted zones and required minimum project size.* Cottage cluster housing developments shall be allowed on properties 20,000 square feet or larger in size, in the R-17, R-9, R-6, R-4 and R-2 zoning districts.
- B. *Permitted Uses.* Cottage cluster development uses shall be limited to attached and detached single-family homes and associated outbuildings, public or private open space, and parking areas. Duplexes or attached single-family homes may constitute no more than 20 percent of the total number of units. Home occupations pursuant to Chapter [20.860](#) VMC shall be permitted only if there are no employees residing off site. Accessory dwelling units pursuant to Chapter [20.810](#) VMC shall be permitted only if located entirely within the single-family homes.
- C. The narrow lot development standards in Chapter [20.927](#) VMC and R-17 zoning district standards of Chapter [20.410](#) VMC shall not apply to cottage housing developments. (Ord. M-4377 § 2(d), 2022)

20.950.030 Site Development and Design Standards.

- A. *General Standards.*
 - 1. Cottage housing developments may be allowed at up to 200 percent of the maximum density of the underlying zone, including any accessory dwelling units.

2. Cottage housing developments shall contain a minimum of four and a maximum of 12 units in a cluster; provided, that a cottage development may contain up to two clusters.
3. Each single-family cottage shall not exceed 1,600 square feet in total floor area, and each duplex cottage 3,000 square feet. Floor areas of attached or detached garages and outbuildings shall count towards these size limits, with the exception of the first 200 hundred square feet of garage or outbuilding per single-family cottage, or 400 square feet per duplex.
4. Building heights may not exceed 25 feet within 50 feet of the project site perimeter, and 30 feet elsewhere in the site. Roofs higher than 18 feet shall be pitched at a ratio of at least 6:12.
5. Covered porches shall be at least 60 square feet, with no dimension less than five feet.
6. Buildings shall be set back at least 10 feet from the nearest public or private road, and at least five feet from other buildings. Building setbacks to exterior property lines shall be that of the underlying zoning district.

B. *Cottage Orientation.* Cottages must be clustered around a common courtyard and must meet the following standards:

1. At least 75 percent of the cottage units shall be located within 25 feet of a common courtyard, and shall have covered porches and main entries which face the common courtyard.
2. The planning official may at their discretion grant exceptions as needed to allow cottages abutting a public street at the site perimeter to face the street, and as needed in cases of very narrow or unusually configured project parcels may reduce the required percentage of lots located within 25 feet of the common courtyard to 50 percent.

C. *Common Courtyard Design Standards.* Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards:

1. The common courtyard must contain a minimum of 200 square feet of usable open or congregating space per cottage unit within the associated cluster.
2. The common courtyard must be generally square or round, and no narrower than 15 feet wide at its narrowest dimension.
3. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 50 percent of the total common courtyard area.
4. Pedestrian paths must be included in a common courtyard. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.

D. *Required Parking and Parking Design.*

1. *Required spaces.* Each dwelling unit shall include at least one parking space within the project area. On-street parking spaces abutting the project area may be counted towards this requirement.
2. *Common Parking Areas.* Parking may be located adjacent to an individual unit or in a common parking area. Common parking areas are subject to the following standards:
 - a. Cottage cluster projects with fewer than 12 cottages are permitted parking clusters of not more than five contiguous spaces.
 - b. Cottage cluster projects with 12 cottages or more are permitted parking clusters of not more than eight contiguous spaces.
 - c. Parking clusters must be separated from other spaces by at least four feet of landscaping.
 - d. Clustered parking areas may be covered.
3. *Parking location, access and screening.*
 - a. Off-street parking areas with five or more spaces shall not be located within 20 feet from any property line that abuts a street other than an alley.
 - b. No off-street parking space or vehicle maneuvering area is permitted between a property line that abuts a street (other than an alley) and the front façade of cottages located closest to that property line.
 - c. No off-street parking space is permitted within 10 feet of any other property line external to the cottage cluster, except property lines abutting an alley. Driveways and drive aisles are permitted within 10 feet of other external property lines.
 - d. Sight-obscuring landscaping, fencing, or walls at least three feet in height shall separate clustered parking areas and parking structures from common courtyards and property lines external to the cottage cluster.

E. *Pedestrian Access.*

1. A pedestrian path must be provided that connects the main entrance of each cottage to the following:
 - a. The common courtyard;
 - b. Shared parking or solid waste storage areas;
 - c. Community buildings; and
 - d. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.
2. The pedestrian path must be hard-surfaced and a minimum of three feet wide.

F. *Community Buildings.* Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise

rooms, day care, community eating areas, community gardens, or picnic shelters. Community buildings must meet the following standards:

1. Each cottage cluster is permitted one community building.
2. The community building shall have a maximum floor area of 1,200 square feet.

G. *Maintenance of Common Areas.* The development application shall include a plan for ongoing maintenance of shared or common areas, including a mechanism for ensuring that the maintenance plan will be implemented.

H. *Solid Waste and Recycling Access and Collection.*

1. An access plan for solid waste and recycling collection service to all dwellings in the development shall be submitted with the application.
2. The access and collection plan shall show either a designated collection point for each lot or a common solid waste storage area for use by all lots and the ability of collection vehicles to maneuver safely to all points of collection. All circulation and turnaround designs must meet the requirements of VMC [11.80.070](#) and the Transportation Standard Details and be feasible using city-provided solid waste truck turning modeling templates and truck specifications. Collection vehicles shall be able to circulate the development and service receptacles with minimal backing required.
3. Collection points and common solid waste storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access is available to the storage area, adequate turning radius shall be provided to allow collection vehicles to safely exit the site in a forward motion.
4. Where collection is not feasible on each lot, one or more designated common solid waste storage areas, located no further than 150 feet from any dwelling it serves, shall be provided.
 - a. Common outdoor solid waste storage areas must have a smaller gate, door or open walkway entrance for residents in addition to and separate from the service gate(s).
 - b. The dimensions of the common solid waste storage area shall accommodate receptacles consistent with current methods of local collection and allow for pedestrian (driver and residents) access between receptacles. Plans shall show footprints of all intended receptacles using dimensions from city-provided solid waste receptacle standards.
 - c. Outdoor common solid waste storage areas shall be enclosed by a screen comprised of a sight-obscuring wall, fence and/or vegetation. Service gate(s) shall allow access to haulers; they shall be capable of being secured in fully closed and open positions.
 - d. Solid waste storage receptacles shall be clearly labeled to indicate the type of materials accepted.
 - e. Common outdoor solid waste storage areas shall not be located in a side or rear yard setback that abuts property that is not within the same development; i.e., impacts of the location on neighboring

properties is an important consideration. Every effort should be made to locate outdoor garbage and recycling areas so as to minimize their impacts on existing neighboring residential properties.

5. Designated collection points shall be located adjacent to alleys or streets but shall not obstruct sidewalks, bike lanes, or vision clearance triangles.
6. Maintenance of any private streets or alleys used for solid waste collection service shall be the responsibility of the property owners, and a maintenance agreement shall be recorded with the plat.
7. Each lot must have adequate storage space for carts when not set out for collection day. If lots do not have garages, driveways, or other suitable features for storing carts, individual or shared enclosure areas must be provided and shown on plans. Receptacles and common storage areas must be screened from view and not located in the right-of-way or adjacent to existing neighboring properties. (Ord. M-4402 § 3(CC), 2023; Ord. M-4377 § 2(d), 2022)

20.950.040 Approval Process.

Cottage cluster housing projects shall be reviewed under Chapter [20.320](#) VMC, Subdivisions, where individual lots are proposed to be owned separately, or as a Type II review subject to Chapter [20.270](#) VMC, Site Plan Review, where common ownership of lots is proposed. (Ord. M-4377 § 2(d), 2022)

The Vancouver Municipal Code is current through Ordinance M-4416, passed July 3, 2023.

Disclaimer: The city clerk's office has the official version of the Vancouver Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

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Chapter 20.920

INFILL DEVELOPMENT STANDARDS

Sections:

- 20.920.010 Purpose.**
- 20.920.020 Applicability.**
- 20.920.030 Relationship to Other Development Standards.**
- 20.920.040 Procedures.**
- 20.920.050 Tier 1 Infill Standards.**
- 20.920.060 Tier 2 Infill Standards.**

Section 20.920.010 Purpose.

The intent of the infill ordinance is to encourage the development of underutilized and challenged parcels in the R-9, R-6, R-4, and R-2 zoning districts. The infill ordinance accommodates a variety of housing types including single family detached, single family attached, and duplexes.

(M-3643, Added, 01/26/2004)

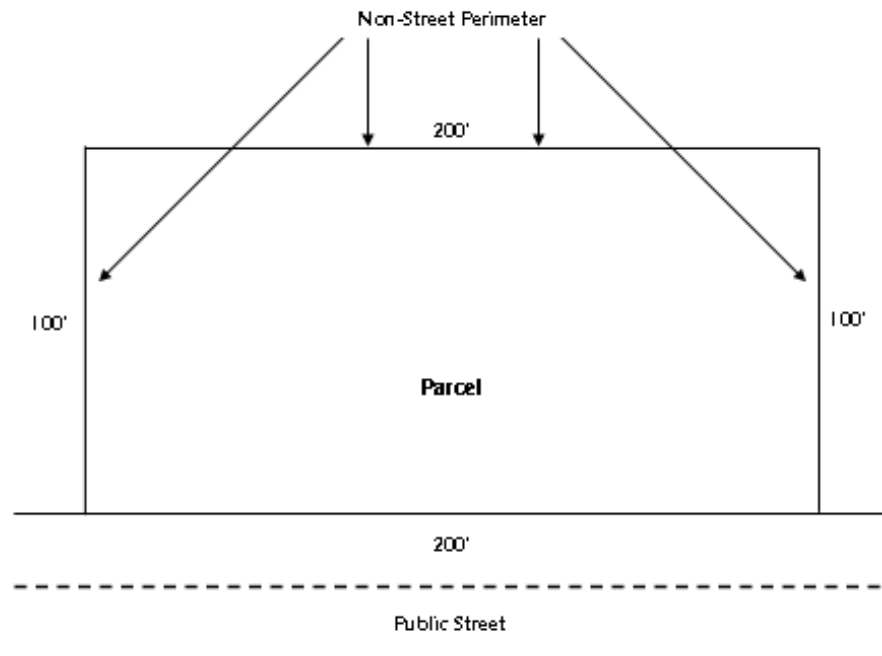
Section 20.920.020 Applicability.

A. Eligibility Criteria. This Chapter may be applied to parcels created prior to the adoption date of this ordinance that meet all of the following criteria:

1. The parcel is within the R-9, R-6, R-4, R-2 zoning district; and
2. The parcel is two and one-half (2.5) acres or smaller in area. An infill parent parcel size may be increased by 5% with approval from the Planning Official; and
3. The proposed development can and will be served by urban services at the time of final plat or development approval. For the purposes of this Chapter, “urban services” shall mean public water and sewer service as described in VMC Title 14; and
4. There is urban development abutting the subject site on at least 50% of its non-street perimeter. For the purposes of this section, “non-street perimeter” shall mean that portion of the perimeter of the parcel that is not abutting a public street. Where there is no abutting public street, the entire perimeter is used for measurement.

a. For the purposes of this Chapter, “urban development” shall mean a parcel that meets at least one of the following criteria:

1. All parcels with existing non-residential or multi-family structures that are currently receiving urban services (e.g. public sewer and water); or
2. Tax exempt parcels, regardless of development status; or
3. All plats which have received final or preliminary approval within the last five (5) years; or
4. Parcels two and one-half (2.5) acres or smaller in area which have existing residential structures; or



Non-Street Perimeter Example

$100' + 200' + 100' = 400'$ total non-street perimeter
 50% of non-street perimeter = $.5 \times 400' = 200'$
 required abutting urban development

1. Parcels that are designated on the City of Vancouver Comprehensive Plan for multi-family, commercial, or industrial development; or

2. Parcels that are not developable based on a prior development review determination (e.g. park lands, environmentally sensitive lands, properties with utility easements).

B. Applicability of the Standards. There are two levels of infill standards and incentives: Tier 1 and Tier 2. The Tier 2 infill standards offer greater incentives but require compliance with design standards and a neighborhood meeting. Application of either the Tier 1 or Tier 2 infill provisions of this Chapter is an option available for parcels that meet the eligibility criteria. However, all infill parcels created as a result of the application of this Chapter and the subsequent infill development on those parcels shall be subject to the standards of this Chapter.

For the purposes of this chapter, the following definitions apply:

1. An “infill parent parcel” is the larger parcel of land from which infill parcels are divided.
2. “Infill Land Division” is the division of an infill parent parcel using some or all of the standards of

this Chapter. Tier 1 Infill Land Divisions are those divisions that utilize only the Tier 1 standards of this Chapter. Tier 2 Infill Land Divisions are those divisions that utilize one or more of the Tier 2 standards of this Chapter.

3. “Infill parcels” are either parcels that meet the eligibility criteria of this Chapter or those parcels created by the land division of an infill parent parcel through the application of the standards in this Chapter. Tier 1 Infill Parcels are created as a result of Tier 1 Land Divisions. Tier 2 Infill Parcels are created as a result of Tier 2 Land Divisions.

4. “Infill development” is the subsequent residential development on infill parcels.

5. “Duplex” shall mean a building designed or used for residence purposes by not more than two (2) families, and containing two (2) dwelling units and located on one legal parcel.

6. “Infill Development Plan” is a plan that is required to be submitted with infill development which identifies the existing and proposed lot characteristics, including applicable standards and incentives as described under Tier 1 and Tier 2 development as contained in this chapter.

7. “Predominant” shall mean the most frequently occurring residential design characteristic along both sides of the road frontage from intersection to intersection (or block face).
(M-3840, Amended, 08/06/2007, Sec 41; M-3643, Added, 01/26/2004)

Section 20.920.030 Relationship to Other Development Standards.

A. All of the provisions of the City code that would apply to a non-infill project shall apply to infill projects except as specifically modified by this Chapter. If there is a conflict between the standards of this Chapter and the provisions of any applicable overlay districts or plan districts, the overlay district or plan district standards shall supersede the standards of this Chapter.

B. Development applications which meet the eligibility criteria for infill development, as outlined in this Chapter, must comply with additional transportation standards as provided for in VMC Chapter 11.96 Infill Development Transportation Standards.
(M-3643, Added, 01/26/2004)

Section 20.920.040 Procedures.

A.A. Infill Land Divisions. The subdivisions and short subdivision of an infill parent parcel into nine (9) or fewer parcels shall be subject to Type II review. The subdivision of an infill parent parcel into more than nine (9) parcels shall be subject to Type III review. The proposed development shall comply with all applicable land division procedures and standards unless specifically modified pursuant to this Chapter.

B.B. Development on Infill Parcels. All development on infill parcels created pursuant to this Chapter shall be subject to the standards for Infill Development. The applicable Infill Development Standards shall be recorded as a plat note on the final plat as a condition of approval.

C.C. Pre-Application Meeting. The pre-application conference required pursuant to VMC Section 20.210.080 (Decision-Making Procedures. Pre-application Conference) may not be waived for Tier I and Tier II infill land division and infill lot development. In addition to the notice requirements of VMC Section 20.210 Decision-Making Procedures, the Planning Official or designee shall also mail written notice to all owners of record of property as shown on the most recent property tax assessment roll,

located adjacent to and across the street from the subject property. The City shall also notify the appropriate neighborhood association(s) board members. This mailing shall be concurrent with that required by VMC Section 20.210 Decision-Making Procedures. Members of the public shall be provided with an opportunity to comment on the proposed project at a specific time during the meeting set aside for public comments. The notice must provide a brief description of the proposed development and a preliminary development plan.

(M-3643, Added, 01/26/2004)

Section 20.920.050 Tier 1 Infill Standards.

Tier 1 infill parcels, infill land divisions and the subsequent infill development on those Tier 1 infill parcels shall be subject to the following standards and incentives.

A.A. Minimum Parcel Area. Within an infill land division for single family development, no parcel shall be smaller than the minimum parcel area identified in Table 20.920.050-1, provided no lot shall exceed the maximum required by the underlying zoning district. In Tier 1, minimum parcel areas shall not be further reduced by a variance procedure in VMC Section 20.290. However, this shall not preclude variances to other standards.

Table 20.920.050-1	
Minimum Parcel Area for Single Family Dwellings	
Zoning District	Minimum Parcel Area Single Family Detached (sq. feet)
R-9	4,000 sf
R-6	6,000 sf
R-4	8,000 sf
R-2	16,000 sf

A.B. Minimum Parcel Width and Depth. Within a Tier 1 infill land division, the minimum parcel width and minimum parcel depth standards of Table 20.410.050-1 (Development Standards In Low-Density Residential) may be reduced by up to twenty-percent (20%). However, subsequent development on infill parcels that were created with less than the minimum width and depth required by Table 20.410.050-1 (Development Standards In Low-Density Residential), shall not be eligible for a variance to the minimum setback or frontage requirements.

B.C. Setbacks. Infill parcels developed under provisions of this Chapter shall comply with setback requirements of Table 20.410-3 (Development Standards In Low-Density Residential) except that front yard and side yard setbacks in all zones shall be as follows:

1. Minimum Front Yard.
 - a. Eighteen (18) feet for garage or carport structures or other similar vehicular shelter.
 - b. Ten (10) feet for all other structures
2. Minimum Side Yard.

- a. Side yard shall comply with the standard side setbacks of the applicable zoning district.

A.D. Common Areas. If provided, Common Areas (e.g. landscaping in private tracts, shared driveways, private alleys, and similar uses) shall be maintained by a homeowners association or governed by another legal instrument. A copy of the applicable covenants, conditions and restrictions shall be provided to the City for review and acceptance before recording concurrently with the final plat.
(M-3643, Added, 01/26/2004)

Section 20.920.060 Tier 2 Infill Standards.

In addition to the Tier 1 standards and incentives, Tier 2 infill parcels and land divisions and the subsequent development on those Tier 2 infill parcels shall be subject to the following standards and incentives:

A. Additional Dwelling Types Allowed. In addition to the uses allowed by VMC Table 20.410.030-1 (Lower Density Residential Districts Use Table), duplexes and single family attached dwellings are allowed on infill parcels subject to the standards of this chapter:

1. Infill developments of three (3) or fewer parcels may have a duplex on a maximum of one (1) parcel. Infill land divisions which result in more than three (3) parcels may have duplexes on a maximum of one-third of the parcels. When the one-third calculation contains a fraction of a housing unit, the applicant must round down to the nearest whole unit. Infill parcels for duplex development shall meet the minimum parcel size area requirements in Table 20.920.060-1 and shall be noted on the face of the plat. The maximum parcel size area standards of Table 20.410.040-1 (Minimum and Maximum Densities and Lot Sizes) shall not apply to infill parcels for duplex development. Duplex development is not allowed on an infill parcel if it would result in less than the minimum density for the parcel.

2. Procedures for Single Family Attached Dwellings. Development proposals for single family attached dwellings utilizing the provision of this chapter shall be subject to the following procedures:

a. Land divisions shall be reviewed according to VMC Section 20.320. In addition, if the land is subdivided, development proposals must receive approval of a development plan that demonstrates how the proposal complies with this chapter and all other applicable requirements. The development plan shall be submitted and reviewed in conjunction with the land division application.

b. Preliminary plats may not be approved without approval of the submitted development plan. Both the development plan and preliminary plat must be fully consistent with standards of this and all other applicable ordinances.

c. Preliminary plats may be approved only where conditions of approval are established to ensure that subsequent or existing development on the resultant parcels shall occur consistent with the approved development plan.

d. Building permits may only be approved if consistent with the approved development plan and land division for all units with common walls.

3. Building Mass Supplemental Standard. The maximum number of consecutively attached single family units (i.e., with attached walls at property line) shall not exceed four units.

4. Existing Public Alley Access. Single family attached subdivisions (creation of ten (10) or more parcels for single-family attached dwellings) shall receive primary vehicle access from a rear alley if a public alley exists within or adjacent to the subdivision.

5. Pedestrian Pathways. City may require dedication of right-of-way or easements and construction of pathways between single family attached parcels (e.g., between building breaks) to provide for pedestrian connectivity between groupings of single family attached units and from one side of the parcel to another.

6. Common Areas---If provided, Common Areas (e.g., landscaping in private tracts, shared driveways, private alleys, and similar uses) shall be maintained by a homeowners association or governed by another legal instrument. A copy of the applicable covenants, conditions and restrictions shall be provided to the city for review and acceptance before recording concurrently with the final plat.

B. Neighborhood Meeting Required. A neighborhood meeting shall be held prior to submission of a Tier 2 Infill Development Application. The applicant shall hold a public meeting to offer owners of property near the affected property an opportunity to participate in the development process. A pre-application conference cannot substitute for the required neighborhood meeting. The applicant shall follow the neighborhood meeting guidelines established by the city.

1. The neighborhood meeting shall be held no earlier than ninety (90) days prior to submittal of the application.

2. The applicant shall send a notice of the meeting at least fifteen (15) days prior to the neighborhood meeting to:

- a. The official representative(s) of the city-recognized neighborhood association(s), if applicable, in whose boundaries the affected property is located, based on the list of official neighborhood associations kept by the planning official or designee, and

- b. Neighbors and property owners of record of property within a radius of five hundred (500) feet of the subject property. The records of the Clark County Assessor shall be used for determining the property owners of record, and

- c. The City of Vancouver planning official or designee.

3. The notice must identify the date, time and place of the meeting and provide a brief description of the proposed development.

4. A copy of the notice, the proposed development plan as presented at the meeting, the mailing list, the sign-in sheet, and a meeting summary from the meeting shall be submitted with the application.

5. The planning official shall include the meeting summary with the notice of application sent to parties pursuant to Section 20.210.060 (B) Notification of Public Hearing.

C. Minimum Parcel Size.

1. Infill parcels for single family development (attached, detached and duplexes) shall meet minimum parcel area requirements as shown in Table 20.920.060-1.

Table 20.920.060-1 Minimum Parcel Area for Single Family Dwellings (Detached, Attached and Duplexes)			
Zoning District	Minimum Parcel Area Single Family Detached (sq. feet)	Minimum Parcel Area Single Family Attached (sq. feet)	Minimum Parcel Area Per Duplex (sq. feet)
R-9	4,000 sf	3,000 sf	6,000 sf
R-6	5,000 sf	4,000 sf	8,000 sf
R-4	7,000 sf	5,000 sf	10,000 sf
R-2	14,000 sf	10,000 sf	20,000 sf

2. Parcel area may be varied by the planning official upon request. The planning official may grant a variance for up to 1% for proposed lots.

3. Tier 2 infill developments are not eligible to use VMC Section 20.940 On-Site Density Transfer provisions.

D. Minimum Parcel Width and Depth. Within a Tier 2 infill land division, the minimum parcel width and minimum parcel depth standards of Table 20.410.050-1 (Development Standards in Lower-Density Residential) shall not apply. However, subsequent development on infill parcels that were created with less than the minimum width and depth required by Table 20.410.050-1 (Development Standards In Lower-Density Residential) shall not be eligible for a variance to the minimum setback or frontage requirements

E. Maximum Lot Coverage. Maximum lot coverage may be increased 20% over the standard for the applicable zone in a Tier 2 infill development, as shown in Table 20.920.060-2.

Table 20.920.060-2 Maximum Building Coverage		
Zoning District	Current Building Coverage Standard	Building Coverage Standard with 20% Increase
R-9	50%	60%
R-6	50%	60%
R-4	50%	60%
R-2	50%	60%

F. Setbacks. Infill parcels developed under provisions of this chapter shall comply with setback requirements of Table 20.410.050-1 (Development Standards In Lower-Density Residential); except that minimum front, side and rear yard setbacks shall be as follows:

1. Minimum Front Yard.

- a. Eighteen (18) feet for garage or carport structures or other similar vehicular shelter.
- b. Ten (10) feet for other buildings.

2. Minimum Side Yard.

- a. Single family attached dwellings – interior side yard between attached buildings may be zero (0) feet.
- b. All other uses shall comply with the standard side setbacks of the applicable zoning district.

3. Rear Yard. The minimum rear yard setback shall be ten (10) feet when the rear yard of the proposed infill development abuts parcels with existing single family dwellings.

G. Design Requirements for Tier 2 Development.

1. Purpose. The purpose of this requirement is to ensure compatibility of in-fill development with the character of existing residential structures while allowing higher density. Specific goals are as follows:

- a. To encourage new infill development that complements the existing neighborhood character.
- b. To ensure new infill development is consistent with the pattern of established residential structures in the immediate vicinity, while allowing a mix of housing types (e.g., single family attached, duplexes).
- c. To provide a process for neighborhood participation in matters of compatibility within the context of these requirements.

2. Design Criteria: Tier 2 In-fill development shall meet the following design criteria as defined by the predominant existing residential character of the block face. The block face shall consist of properties along both sides of the public or private road frontage on which the development is located, from intersection to intersection, or the road end. If no intersection exists within 200 feet from the development site, then the block face shall consist of all properties along both sides of the road frontage within 200 feet of the development. Design requirements as contained in this section shall not apply to multi-family development containing three or more dwelling units. If there is no applicable existing development along a block face, standards (a) through (f) below shall not apply.

- a. Building orientation on proposed lots located on the block face shall be the same as the predominant orientation of buildings along the block face.
- b. Access and location of off-street parking on proposed lots located on the block face shall be the same as the predominant character for existing development along the block face.
- c. Recessed entries or porches shall be incorporated to the extent that they present a predominant feature of existing dwellings along the block face.
- d. Proposed residences shall have no more stories than the average number of stories of

existing buildings located along the block face. The number of stories shall be that which is visible from the street of the designated block face. When the average results in a fraction of less than .5, it shall be rounded down to the next story; a fraction of .5 or greater shall be rounded up to the next story.

e. Roof pitch shall be within the same roof pitch category as the category within which the highest number of buildings along the block face falls, as follows: flat to slight (0:12 up to 3:12); moderate (greater than 3:12 up to 6:12); or steep (greater than 6:12). Where more than one category contains the highest number of buildings along the block face, the applicant may select from any roof pitch category up to and including the steepest category within which the highest number of buildings along the block face falls. For example, if there are eight homes on the block face and four have a flat to slight roof pitch and four have a moderate roof pitch, new homes may have a roof pitch from either category; however, a roof pitch in the steep category would not be allowed. (See also Figure 20.920.060-1 Categories of Roof Pitch Used to Determine Tier 2 Infill Predominant Character)

f. Roof overhangs shall be the same as the predominant character for existing development along the block face.

3. Waiver. Any of the above compatibility requirements may be waived if 75% or more of the residential property owners along both sides of the street of the subject block face agree to alternate design standards.

4. Neighborhood meeting (See 20.920.050-B, Tier 2 Infill Standards). In the required neighborhood meeting, the applicant must also discuss and receive input on (but not limited to) the following topics:

- a. Connected roads and pathways;
- b. Buffering;
- c. Landscaping;
- d. Fencing;
- e. Facade features;
- f. Compatibility where there is no applicable existing development.

H. Expedited Development Review Process.

An applicant may request an expedited review process for infill projects. An expedited infill project shall be contingent upon city staffing and other resource availability. Community and Economic Development will endeavor to complete review of an infill project within a 60-day time period from Fully Complete (FC) to issuance of the land use decision for projects that do not require a hearing; and 80 days for projects that require a hearing.

I. Infill Development Transportation Standards. Street standards may be reduced as part of an infill development. See Section 11.96 of the Vancouver Municipal Code.

(M-3959, Amended, 07/19/2010, Sec 47-Effective 8/19/2010; M-3840, Amended, 08/06/2007, Sec 42; M-3730, Amended, 12/19/2005, Sec 32; M-3663, Amended, 08/02/2004, Sec 24; M-3643, Added, 01/26/2004)

