



City of Longview

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

Agenda

Planning Commission

Wednesday, October 4, 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.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82348037864>

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1-646-876-9923		

International numbers available: <https://us02web.zoom.us/j/82348037864>

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
23-001528 PC Minutes of September 6, 2023
3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**
4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**
5. **PUBLIC HEARINGS**
23-001547 Public Hearing - PC 2023-10 636 California Way
23-001548 Public Hearing - PC 2023-9 5824 Ocean Beach Hwy

23-001549 Public Hearing - PC 2023-11 Mt. Solo Phase 3B and 4 Final plat
6. **NON-PUBLIC HEARING ITEMS**
23-001550 Cottage Housing draft language
23-001551 Shared Access Agreement language
7. **OTHER BUSINESS**
8. **PLANNER'S REPORT**

9. **ADJOURNMENT**



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Minutes

Agenda

Planning Commission

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7:00 PM

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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 Kalei LaFave, Member Stacy Dalgarno

Excused: Member Joanna Lee

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

2. **APPROVAL OF MINUTES**

23-001436 Minutes of August 2, 2023

A motion was made by Member Kalei LaFave, seconded by Member Ramona Leber, to approve the regular meeting minutes of August 2, 2023. The motion passed unanimously.

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

Correspondence was received, pertaining to a public hearing item.

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

Read into the record.

5. **PUBLIC HEARINGS**

23-001437 PC 2023-7 Olive Way Townhomes Subdivision

*Mr. Kosar reviewed the staff report.
Member Ramona Leber questioned the impact of potential surface runoff. Assistant Public Works Director Collins noted that municipal stormwater requirements are designed in.
Chairman Collins opened the public hearing.
Correspondence received from Mary Mesnick, Ana Scheu, Deborah Riedesel was read into the record.
Citizen Doug Davis spoke.
Hearing no further speakers, Chairman Collins closed the public hearing.*

There was discussion of traffic, road connections and the large cedar trees.

A motion was made by Member Ramona Leber, seconded by Member Jeff Rauth, to accept the findings of City staff and submit a recommendation to City Council to approve the Olive Way Townhomes Subdivision. The motion passed unanimously.

6. NON-PUBLIC HEARING ITEMS

23-001438 Draft Language - Data Centers, Cryptocurrency

*Mr. Kosar reviewed the definitions of data centers and cryptocurrency from NIST. IBM definitions were also included.
Cryptocurrency is self-serving, while a data center could benefit the area.
After discussion, the Planning Commission directed staff to look further into conditions and requirements such as zoning, permanent structures, no evaporative cooling, etc., and re-draft the language.*

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

Mr. Kosar requested a public hearing.

A motion was made by Member Leber, seconded by Member LaFave, to set a public hearing for a rezone/comprehensive plan amendment for 5824 Ocean Beach Hwy on October 4, 2023. The motion passed unanimously.

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

Mr. Kosar requested a public hearing.

A motion was made by Member LaFave, seconded by Member Dalgarno, to set a public hearing for October 4, 2023 to allow a text amendment/comprehensive plan amendment for 636 California Way. The motion passed unanimously.

Mr. Kosar also brought another request for a public hearing, not included on the agenda, to approve the final Mt. Solo subdivision plats for Phase IIIB and IV.

A motion was made by Member Leber, seconded by Member LaFave, to set a public hearing for October 4, 2023 to approve Mt. Solor final subdivision plats, phases IIIB and IV. The motion passed unanimously.

7. WORKSHOP

23-001441 Affordable Housing

*Mr. Kosar continued the Affordable Housing workshop.
Discussions included current permitted uses and standards, shared access easement/agreements, lot frontage.
David Brittell, architect, spoke on cottage housing.*

Planning Commission directed staff to provide more language on cottage housing, and shared access easements/agreements.

8. PLANNER'S REPORT

- * Divert groundbreaking*
- * Sunrise Village is moving through the review process*
- * Olive Way/Shelly Place*
- * Application received for a 366 unit development in West Longview*
- * U-Haul has applied for a 3-story development*
- * Sign package received for Marshall's*
- * Monticello Convention site is being remodeled*
- * The Elks Building facade improvement is moving along*

Public Works:

- * 46th Ave project is underway*
- * 38th Ave pump stations*
- * Washington Way overlay is out for bid*

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for October 4, 2023, 7 p.m.

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

Lisa Vertrees, Recorder



Staff Report

TO: Longview Planning Commission

FROM: McAllister Kosar, Planner

HEARING

DATE: October 4th, 2023

SUBJECT: Petition by property owner to amend the Zoning Code Use Table 19.58.020-1 to permit Multifamily outright or by Special Property Use (SPU) in the Mixed-Use Commercial/Industrial Zone to bring the subject property (636 California Way) into conformance with the Longview Municipal Zoning Code for permitted uses.

CASE #: PC 2023-10

TYPE OF

DECISION: Legislative

BACKGROUND

636 California Way has been established originally as part of Oaks Motel & Trailer Court encompassing 313 Trailers and then motel. Auto courts, auto camps and trailer parks were permitted in the Mixed Use Commercial/Industrial zone (MUCI) (formerly M-1) according to the 1946 City of Longview Zoning Ordinance, as well as the 1957 revised Longview Zoning code which added that motels were permitted in area for which 636 California way is located. The motel was built in 1965, with plans available at request of Staff or with the Community Development Department. Walmart eventually took the place of the majority of the Oaks Trailer Court. At some point a previous property owner renovated the motel rooms to be apartment style rooms without permits or an official change of occupancy with the City of Longview. The applicant is seeking to revise the existing Zoning code as the LMC 19.58 Industrial Use table does not include any form of residence beyond a caretaker dwelling and pre-existing non-conforming uses, and the comprehensive plan does not identify the Mixed-Use Commercial/Industrial District as a place for multifamily dwellings. The applicant would be seeking to bring their existing complex into conformance with City Municipal Code, as well as International Building, Fire, and any other state and federal code. The MUCI is the lightest level of industrial districts.

PROPOSAL

The proposal, if adopted, will amend LMC Chapter 19.58 Industrial Zoning Districts.

Note: text that is underlined is proposed to be added. Text with a line thru it is proposed to be eliminated.

“Table 19.58.020-1. Permitted uses in industrial zones” is amended as follows:

Use			
	LI-A & B	HI	C/I
<u>Multifamily*</u>			SPU

*Subject to the standards established in the SPU permit by the Longview Appeal Board of Adjustment

19.12.050 Power of board – Special property use.

(1) Recognizing that there are certain uses of property that may or may not be detrimental to the public health, safety, morals and general welfare, depending upon the facts in each particular case, a limited power to issue special permits for such uses is vested, by special mention in this title, in the board.

(2) The board shall have and exercise original jurisdiction in receiving, granting or denying all applications for such special property uses as are provided for in this title and shall have the power to place in such permits, conditions or limitations in its judgment required to secure adequate protection to the zone or locality in which such use is to be permitted. No special permit shall be issued by the board until after public hearing, as hereinafter provided, and until after the building official has found that all other provisions of this code, with which compliance is required, have been fulfilled.

(3) No such special property use permit shall be granted by the board unless it finds:

(a) That the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare;

(b) In making such determination the board shall be guided by the following considerations and standards:

- (i) That the use will not be detrimental to the character and use of adjoining buildings and those in the vicinity,
- (ii) That the use will not create a hazard in the immediate area either for pedestrian or vehicular traffic,
- (iii) That adequate ingress and egress will be available for fire and other vehicular emergency equipment,
- (iv) That adequate off-street parking will be provided to prevent congestion of public streets.

SEPA Determination

An Environmental Checklist for the proposed Text Amendment was reviewed pursuant to the State Environmental Policy Act and a determination of non-significance was issued on September 7, 2023. [E 2023-15 SEPA checklist]

Additional Information

Pursuant to Chapter 19.81 of the Longview Municipal Code, legal notice was published in the Longview Daily News on September 21, 2023, and September 2023. Notice of the land-use application and public hearing was posted on the property on September 14, 2023. On September 14, 2023, public notice was mailed to property owners and occupants in or near the map amendment area.

Citizen Correspondence

None as of the date of this report unless brought by Staff.

Comprehensive Plan Goal and Policies

The comprehensive plan contains multiple goals, objectives and policies relating to land use compatibility including the following:

- | | |
|-----------------|---|
| Goal LU-A | Establish an enduring vision of land development that encourages an orderly, efficient, and beneficial balance between business, residential, and other land uses. |
| Policy LU-A.1.1 | Provide a variety of residential zoning districts at different densities to meet the needs of all economic segments of Longview's population. |
| Policy LU-A.1.2 | Maintain a supply of land available for commercial or industrial uses important for Longview's economic vitality consistent with the economic development chapter. |
| Policy LU-A.1.4 | Assure compatibility of new development's siting, design, and scale with the surrounding natural and build environment. |
| Goal LU-F | Support existing businesses and provide an energetic business environment for new industrial and commercial activity providing a range of service, office, commercial, and mixed uses. |
| Policy LU-A.1.5 | Facilitate redevelopment of existing developed land when appropriate and encourage infill development on vacant or underdeveloped land. |
| Goal LU-B | Ensure that the location and design of new development is appropriate in type, density, and location considering existing land-use patterns, capacity of public facilities, natural characteristics of the land, and community preferences. |

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The proposal will affect areas in Mixed-Use Commercial/Industrial classifications as well as those zoning classifications that may abut.

COMPREHENSIVE PLAN INTENT STATEMENT

The comprehensive plan intent statements for the Mixed Use Commercial/Industrial classification is below:

Mixed Use: This classification is intended for areas that will promote an urban-style development with a mix of uses that commonly include commercial, office, and residential, with a strong emphasis on pedestrian connections. Strip commercial and residential development should not be allowed; instead, development should be focused into nodes or clusters. Mixed-use development may include permitted activities mixed within the same building or within separate buildings on the same site or on nearby sites. This classification should provide flexible development standards, which will ensure design compatibility between the site and the development, as well as between the development and the surrounding area. Three mixed-use designations (Residential/Commercial, Commercial/Industrial, and Office/Commercial) are described below.

Residential/Commercial: This designation is intended to encourage an integration of residential, village style commercial, waterfront commercial, and office uses under a planned development process, which encourages creativity in site planning by allowing flexibility in lot and building arrangements and a mix of uses. “Village-style commercial” is intended to mean locally oriented retail, restaurants, and services that are placed in a node rather than in a strip, and that are designed in a pedestrian friendly, human scale 23 | Page character. Large-scale developments containing only single uses are discouraged within this classification.

Commercial/Industrial: This designation is intended to allow low intensity industrial uses, including light manufacturing, warehousing and distribution, research and development, and regional commercial services. Commercial uses should be compatible to and complement low-intensity industrial uses and provide a convenient business environment for employees and visitors. High quality employment facilities are encouraged, such as corporate office headquarters and technology centers.

Office/Commercial: This designation accommodates commercial and personal service establishments of a citywide or regional nature. In the area designated Office/Commercial immediately south of the Central Business District (CBD), public and private health care facilities, including continuation of care residential uses, offices, and similar professional services are appropriate types of uses. At the confluence of the Cowlitz and Columbia rivers, development along portions of the city’s shoreline areas should focus on commercial and office uses compatible with the shoreline, such as water-oriented uses.

ZONING CODE – PURPOSE STATEMENT

LMC 19.58.010 ‘Industrial Districts’ provides a “purpose” section for the Commercial/Industrial District. It reads:

The C/I district is intended to allow low intensity industrial uses, including light manufacturing, warehousing and distribution, research and development, and regional commercial services. Commercial uses should be compatible to and complement low-

intensity industrial uses and provide a convenient business environment for employees and visitors. High quality employment facilities are encouraged, such as corporate office headquarters and technology centers.

STAFF DISCUSSION

City staff is recommending the change proposed be adopted as a Special Property Use (SPU) in the Mixed Use Commercial/Industrial (MUCI) District to provide an opportunity for conformance of existing residential property in the given zone under the standards of a SPU, in Longview, as seen similarly in other jurisdictions. In areas like Tacoma, Olympia, and Vancouver, WA, a visitor can find apartment complexes directly next to warehouses and train rails with active rail cars. As fixed buildable areas in a jurisdiction decrease, infill may soon take over. As the intent statement of the C/I district portrays, “Commercial uses should be compatible to and complement low-intensity industrial uses and provide convenient business environment for employees and visitors”. If other proposals for residential development in the MUCI begin to gain popularity or raised concern, the zoning code can be further amended to accommodate both that support and the demand, as recommended by City Council, Staff, or the Appeal Board of Adjustment in processing SPU permits.

The change proposed would allow the current 636 California Way complex to seek a Special Property Use to permit the complex and bring it into conformance with Longview Municipal code as well as any state and federal codes. Additionally, other developers could consider Mixed Use Commercial/Industrial Parcels, but they would need to meet the standards previously mentioned from LMC 19.12.050 Power of board – Special property use (3) to gain said Special Property Use Permit; helping to prevent any improper development in the Mixed Use Commercial/Industrial district.

STAFF FINDINGS

Staff has examined the merits of the proposal to amend the Longview Zoning Code and makes the following findings:

1. The Appeal Board of Adjustment has mechanisms for reviewing Special Property Use Permits and their potential impacts.
2. Longview has limited available housing as well as buildable areas.
3. The comprehensive plan identifies goals and policies that can be used as justification to support the amendment.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend to the City Council to adopt the subject zoning code amendments.

EXHIBITS

- A. Application for Zone Text Amendment
- B. SEPA Documents

Report Date: October 4th, 2023



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

Section

Goal

City Objectives

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: _____

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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):



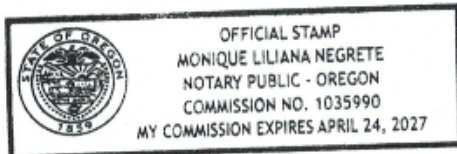
Mailing Address:

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:



September 7, 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
Washington State Department of Health
WSDOT
Department of Fish and Wildlife SEPA Desk
Department of Natural Resources SEPA Center
U.S. Army Core of Engineers
Consolidated Diking Improvement District No. 1
Willapa Hills Audubon Society
Clint Matthews, Cascade Natural Gas
CenturyLink
Comcast
TDN
Longview Fire Marshal
Longview Commercial Building Inspector/Building Official

From: Ann Rivers, Director of Community Development

Subject: SEPA Environmental Checklist Review – Application #E 2023-15

Project: E 2023-15– A petition to amend the Longview Municipal Code to permit outright or as a Special Property Use (SPU) multifamily in the Mixed Use Commercial/Industrial Zoning District. The apartments are currently existing as renovated from a previously existing motel without permits.

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

The site is zoned **Mixed-Use Commercial/Industrial**. The Comprehensive Plan classification is **Mixed-Use Commercial/Industrial**. Adjacent uses include railroads to the east, Mint Farm Industrial property to the north, and other Heavy Industrial uses to the west and south.

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. September 21, 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.

Attachments: SEPA Checklist, Critical Areas Application, Wetlands Assessment, Site Plans.

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

Description of Proposal: **E 2023-15– A petition to amend the Longview Municipal Code to permit outright or as a Special Property Use (SPU) multifamily in the Mixed Use Commercial/Industrial Zoning District. The apartments are currently existing as renovated from a previously existing motel without permits. The property is zoned Mixed-Use Commercial/Industrial.**

Proponents: Jeff Lam Yakima NW Property LLC
 Yakima NW Property LLC Clackamas, OR 97015
 12730 SE OTT St
 Clackamas, OR 97015
 Phone: 5033487263

Location of Proposal, Including Street Address, if any: The site is located at 636 California Way (Parcel Number(s): 8431). The property is located within the SE 1/4 of Section 4, Township 7N, Range 2W, 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 September 21, 2023.

Responsible Official: Ann Rivers

Position/Title: Community Development Director

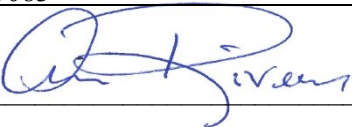
Department: Community Development

Address: PO Box 128, Longview, WA 98632

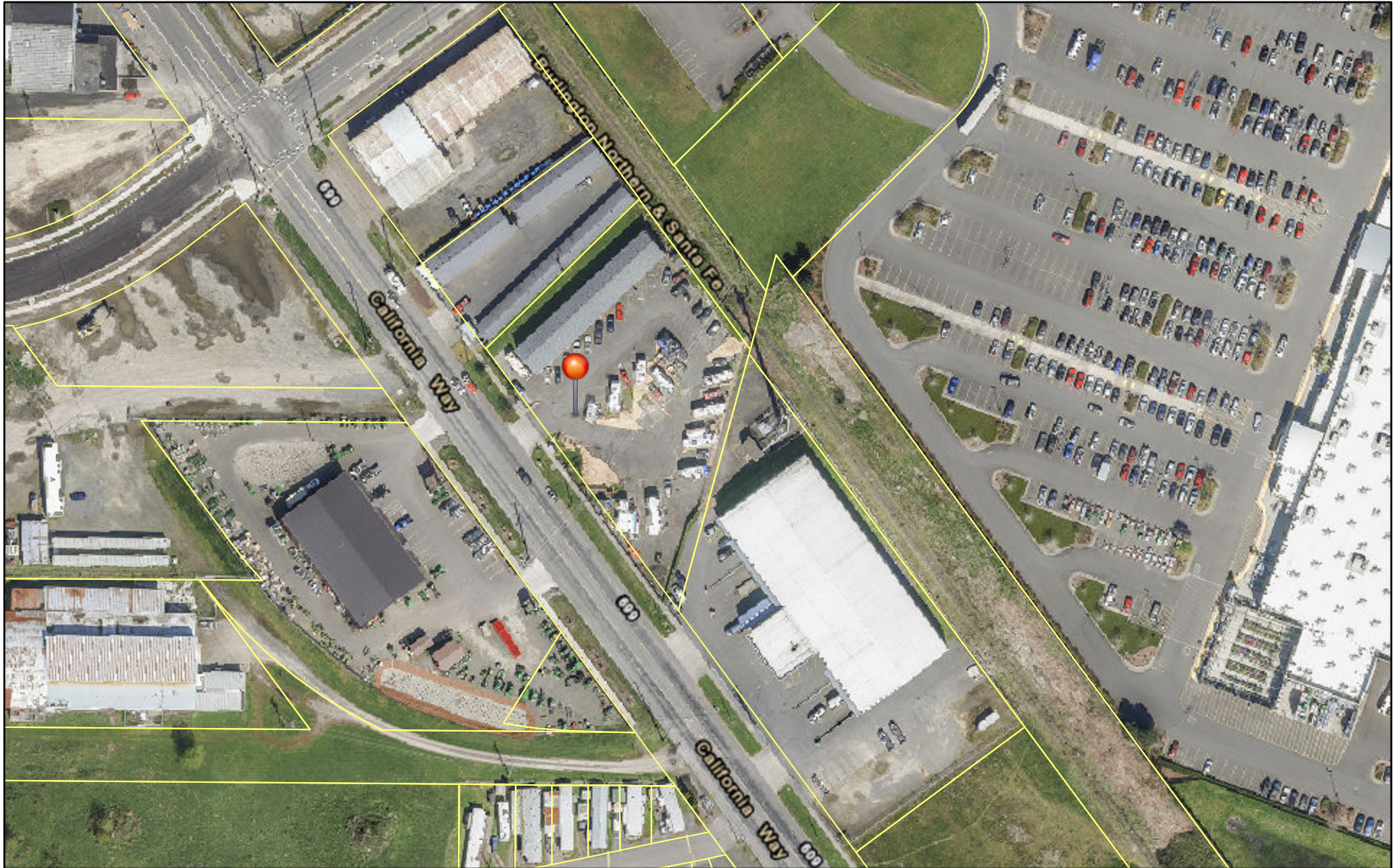
Contact Person: McAllister Kosar, Planner

Phone: (360) 442-5083

Date: September 7, 2023

Signature: 

City of Longview



9/14/2023, 8:03:49 AM

2022 Aerial Leaf Off

Blue: Band_3

Red: Band_1

Green: Band_2

Override 1

Cowlitz County Parcels 062023

Longview City Boundary

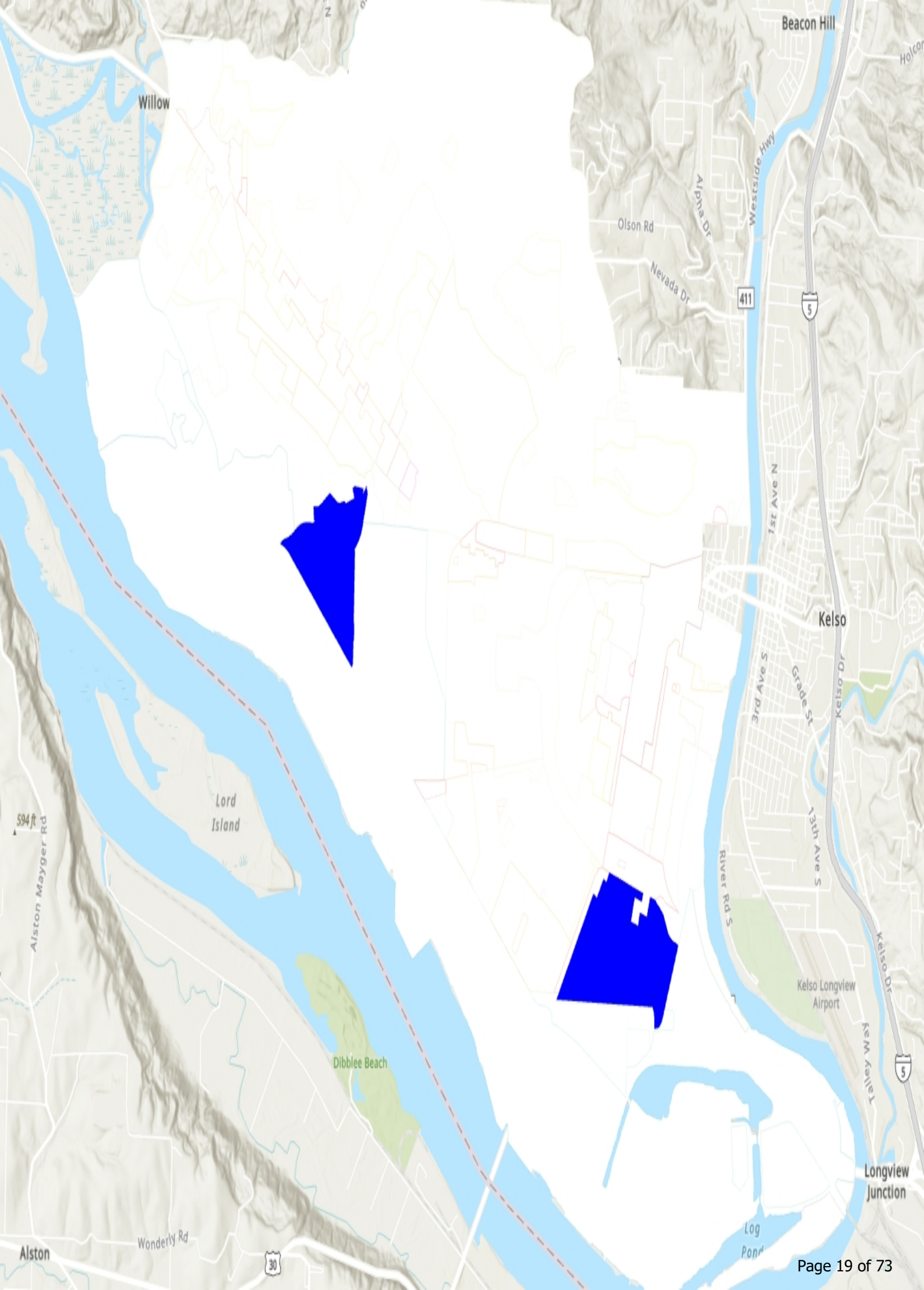
1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

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.





Staff Report

TO: Longview Planning Commission

FROM: McAllister Kosar, Planner

HEARING

DATE: October 4th, 2023

TYPE OF

DECISION: Quasi-judicial (Planning Commission Recommendation, City Council Approval)

APPLICANT: Heim Investments LLC

PROPOSAL: Rezone request and comprehensive plan amendment application for 1 parcel, approximately 1.45 acres of land. Under the proposal, the Comprehensive Plan classification will change from Low Density Residential to High Density Residential and the zoning will change from R-1 Residential District to R-3 Residential District. As shown in the attached map [Exhibit B & C].

ADDRESS: 5824 Ocean Beach Hwy. Parcel No 10602.

BACKGROUND

The owner, Noah Heim of Heim Investment LLC has applied for a site-specific comprehensive plan amendment and rezone of their single parcel to go from low density residential to high density residential. The R-3 zone permits Duplexes, Triplexes, Fourplexes, Multifamily, Townhouse (single-family attached dwelling) and Accessory Dwelling Units among other residential permissions in LMC 19.20.020 'Uses'.

The applicant states in the submitted rezone application as the reason for the Zone Change Classification being requested "To provide more affordable housing for Longview Residents!".

The application is attached as Exhibit A and maps showing the existing site and vicinity are attached as Exhibit B. Maps showing the existing and proposed zoning and future land use map classifications are attached as Exhibit C.

Ownership

Heim Investment LLC

Existing Land Uses

Single-Family Residence

Adjacent Land Uses

East: Single-family residences, Storage

South: Ocean Beach Hwy, Single-family residences, Duplexes

West: CDID #1 Slough, Longview Blue Lagoons

North: CDID #1 Slough, Single-Family Residence

Comprehensive Plan

The 2019 Longview Comprehensive Plan currently classifies the parcel as Community Commercial. The Comprehensive Plan classifications for the adjoining properties are also Community Commercial, or Public/Quasi-Public/Institutional. Just south of the parcel across Ocean Beach Hwy are districts zoned Medium and High Density Residential.

Current Zoning

The subject property and all adjoining properties are R-1 Residential District.

The purpose statement for the Residential Districts (all) is given below (LMC 19.20.010):

“It is the city’s intent that residential neighborhoods and uses be developed and preserved against intrusions by incongruous land uses. These zone classifications are established, in order to permit a variety of housing and population densities with minimum conflict. Protection is provided against hazards, objectionable influences, traffic and building congestion, undue strain on municipal services, and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in these districts.

There are five primary residential zoning districts established for the city, including two lower density designations (R-1, TNR), one medium density designation (R-2) and two high density zones (R-3, R-4). More limited (secondary) residential development is allowed in some commercial zone designations as provided for in other chapters. This chapter provides standards for residential land use and development and is based on the following principles:

- (1) Promote the orderly expansion and improvement of neighborhoods;
- (2) Make efficient use of land and public services and implement the Longview comprehensive plan;
- (3) Designate land for the range of housing types and densities needed by the community, including owner-occupied and rental housing;

- (4) Provide flexible lot standards that encourage compatibility between land uses, efficiency in site design, and environmental compatibility;
- (5) Provide for compatible building and site design at an appropriate neighborhood scale; provide standards that are in character with the landforms and architecture existing in the community;
- (6) Apply the minimum amount of regulation necessary to ensure compatibility with existing residences, schools, parks, transportation facilities, and neighborhood services. Reduce reliance on the automobile for neighborhood travel and provide options for walking, bicycling, and transit use; and
- (7) Provide direct and convenient access to schools, parks and neighborhood services. (Ord. 3122 § 14, 2010)”.

Availability of Utilities

Sanitary sewer, water and fire protection are available to the subject property. Any future development will require compliance with the City of Longview Storm Water regulations for retention/detention and water quality. The site includes area of a former public alley that was vacated and sold by City Council approval in the past. Public utilities remain largely at Ocean Beach Hwy.

SEPA Determination

An Environmental Checklist for the proposed Comprehensive Plan Map and Zoning Map revisions was reviewed pursuant to the State Environmental Policy Act and a determination of non-significance was issued on September 7, 2023. [E 2023-14 SEPA checklist]

The comment period for the SEPA checklist ended on September 21, 2023. SEPA documents are attached as Exhibit D.

Traffic

The traffic analysis has not been completed as any development will be made if the zone change is approved. At that time the applicant will provide a traffic analysis and an additional environmental review will be completed for the proposal to redevelop the site.

Critical Areas

Geologic Hazards:	No mapping indicators
Shoreline Designation:	NA
Floodplains:	Zone X – areas protected by levees from 100-year flood
Wetlands:	No mapping indicators
Steep Slopes:	No mapping indicators
Unstable Soils:	No mapping indicators
Gradient of Soils on-site:	0-1%

Additional Information

Pursuant to Chapter 19.81 of the Longview Municipal Code, legal notice was published in the Longview Daily News on September 21, 2023, and September 2023. Notice of the land-use application and public hearing was posted on the property on September 14, 2023. On September 14, 2023, public notice was mailed to property owners and occupants in or near the map amendment area.

Citizen Correspondence

None as of the date of this report unless brought by Staff.

COMPREHENSIVE PLAN POLICIES AND INTENT STATEMENTS

The relevant Comprehensive Plan goal and policy and map intent statements are given below.

Goal LU-A Establish an enduring vision of land development that encourages an orderly, efficient, and beneficial balance between business, residential, and other land uses.

Policy LU-A.1.1 Provide a variety of residential zoning districts at different densities to meet the needs of all economic segments of Longview's population.

Policy LU-A.1.5 Facilitate redevelopment of existing developed land when appropriate. Encourage infill development on vacant or underdeveloped land within the City.

Policy LU-A.2.2 Identify complementary zoning when considering amendments to the future land-use map, and process changes to both maps simultaneously so that zoning remains consistent with the identified future land use. Assure that any site- or area-specific requests for rezones conform to the future land-use map.

Policy LU-A.2.3 Enable discrete amendments initiated outside of the periodic review and update, whether by the City or a private individual, to proceed on a standalone basis using the established amendment process.

Policy LU-E.4.6 New multi-family land use classifications should be applied as follows:

- a. located in or abutting areas already containing multi-family uses; or
- b. in or next to Central Business, Regional or Community Commercial Districts or more intensive institutions;
- c. located in areas offering unique amenities such as in Downtown or along the Cowlitz and Columbia River waterfronts; or
- d. along arterials where access consolidation and transit are available.
- e. In all cases, existing or planned transportation capacity should be adequate to accommodate projected travel demand according to City standards.

Policy HO-A.1.4 Promote efficient use of land and infrastructure by encouraging infill development in neighborhoods and redevelopment activities.

Intent Statements

The Comprehensive Plan Map Intent Statement for the High Density Residential classification is given below.

High Density Residential

This classification provides primarily for multi-family dwellings of more than four units. Multi-family development adjacent to lower density residential uses should incorporate elements in the site design and building design to soften its impact and to result in a compatible transition. Multi-family development should incorporate provisions for transit service and pedestrian and bicycle access. Manufactured housing parks designed according to firm standards for screening, buffering, parking, recreational areas, distance between units, and other matters may be appropriate when deemed compatible with adjacent property by the City or County planning commissions and local legislative bodies. Some home occupations may be acceptable including some professional offices. The recommended density is up to 25 dwelling units per gross acre.

19.81.090 Approval criteria for site-specific rezones.

In its review of an application for rezoning, the city shall consider subsections (1) through (5) of this section. No single factor is controlling; instead, each must be weighed in relation to the other standards. The city shall not consider any representations made by the petitioner that if the change is granted the rezoned property will be used for only one of the possible range of uses permitted in the requested zoning designation. Rather, the city shall consider whether the entire range of permitted uses in the requested designation is more appropriate than the range of uses in the existing designation.

(1) The proposal is in accordance with the adopted city of Longview comprehensive plan, any relevant sub-area plans, and the purpose section of the proposed zoning district.

Staff comments: The City has experienced a housing crisis in recent years due to increased demand for rental housing and increasing rents. Increasing the supply of housing, particularly rental housing was supported by the City Council in 2018 and 2019 when direction was given to the Planning Commission to reduce barriers to new construction by removing certain design requirements, open space requirements and reducing parking requirements for new multifamily.

The Comprehensive Plan policy LU-E.4.6 provides criteria for when to consider new high density residential classifications. The site satisfies criteria D, being located along Ocean Beach Hwy which is under federal classification and has access consolidation and transit available; and criteria E, "In all cases, existing or planned transportation capacity should be adequate to accommodate projected travel demand according to City standards" according to staff assessment.

(2) The proposal must bear a substantial relationship to the public health, safety, morals, or general welfare, or protect and preserve historical and cultural places and areas. The

rezone may be justified, however, if a substantial public need or purpose exists, and this is so even if the private owner(s) of the land will also benefit.

Staff comments: Staff finds that the proposal has a substantial relationship to the general welfare by addressing an urgent need for new housing amid a housing affordability crunch. The Runstad Center for Real Estate Research at University of Washington¹ reports Cowlitz County had an apartment vacancy rate of .70% (9 units) in fall of 2019, fourth lowest of all counties. There is a substantial public need for additional housing which has the potential to increase supply and reduce upward pressure on rents for existing housing regardless of whether new housing is considered or intended to be 'affordable'.

(3) The property and affected area is presently provided with adequate public facilities, services, and transportation networks to support the zoning designation, or such facilities, services and transportation networks can be adequately provided in an efficient and timely manner (or are planned to be provided within six years).

Staff comments: The subject property is within an area fully served with public facilities and transportation networks.

(4) The proposal shall not have a substantial adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive.

Staff comments: The proposal is located adjacent to Ocean Beach hwy which features other developed lots, both residential and commercial. By allowing for more dense development, a future development would improve the property line with landscaping, and improve the overall property, tying into the how Ocean Beach Hwy is largely developed already as such.

(5) Whether conditions in the area for which comprehensive plan change/zoning amendment is requested have changed or are changing to such a degree that it is in the public interest to encourage a change in land use for the area.

Staff comments: Staff finds that housing is currently a much higher demand than neighborhood scale retail or services and it is in the public interest to encourage a change in land use for the area.

STAFF DISCUSSION

The land use proposal if approved, will place the property in the R-3 Residential zone and allow uses permitted in the R-3 zone. The applicant has chosen to share the overarching proposal of affordable housing production which assists with evaluation of the potential impacts of the land-use application, but the applicant is not bound to the specific redevelopment proposal shown in the site plan. If the changes are approved, the City will

¹ WASHINGTON STATE APARTMENT MARKET REPORT – Fall 2019. (2019, October). Retrieved from <http://realestate.washington.edu/wp-content/uploads/2019/12/2019FallApartmentMarketReport.pdf>

conduct another environmental review when a formal application to redevelop the site is made.

STAFF FINDINGS

Staff has examined the merits of the petition to amend the City of Longview Comprehensive Plan Future Land Use Map and the Zoning Map for the subject property, and has made the following findings:

1. The proposal is consistent with the 2019 Longview Compressive plan Goals, Policies and Objectives.
2. Public facilities and transportation options are readily available at the subject property.
3. The engineering department has reviewed the application and has determined that the proposal will not result in any critical impacts to the adjacent roadway system.
4. It is in the public interest to encourage a change in land use for the area as there is a substantial public need for housing in Longview.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed Comprehensive Plan Future Land Use Map and Zoning Map amendments.

EXHIBITS

- A. Application
- B. Map showing proposed Comprehensive Plan map amendment
- C. Map showing proposed zoning map amendment
- D. SEPA documents.
- E. Public Comment letter

Staff Report Date: October 4th, 2023

- 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

900 TO



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. _____

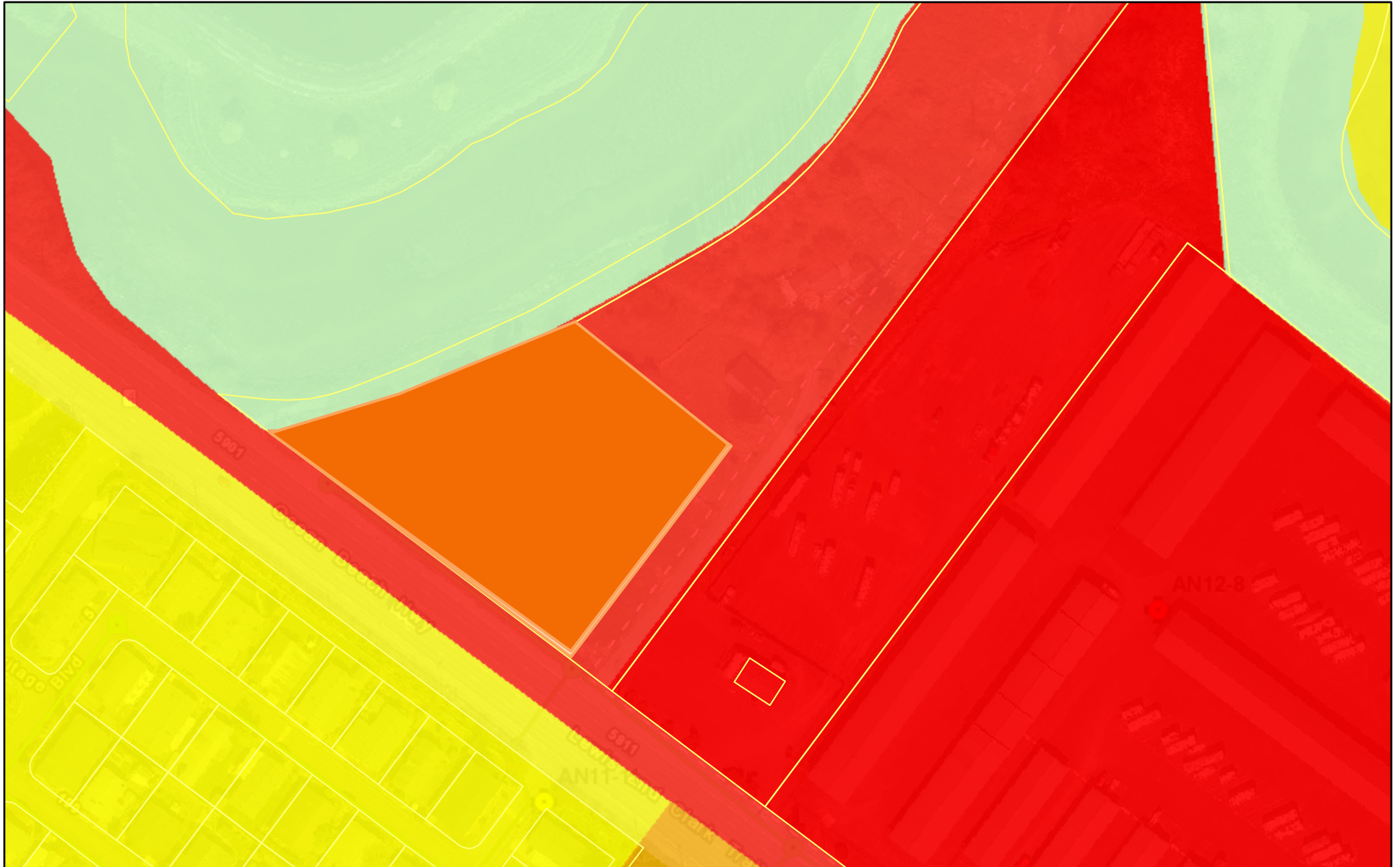
Current Use of the Land

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. _____

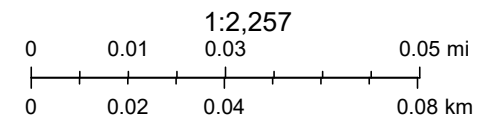
City of Longview



9/13/2023, 5:43:08 PM

2022 Aerial Leaf Off

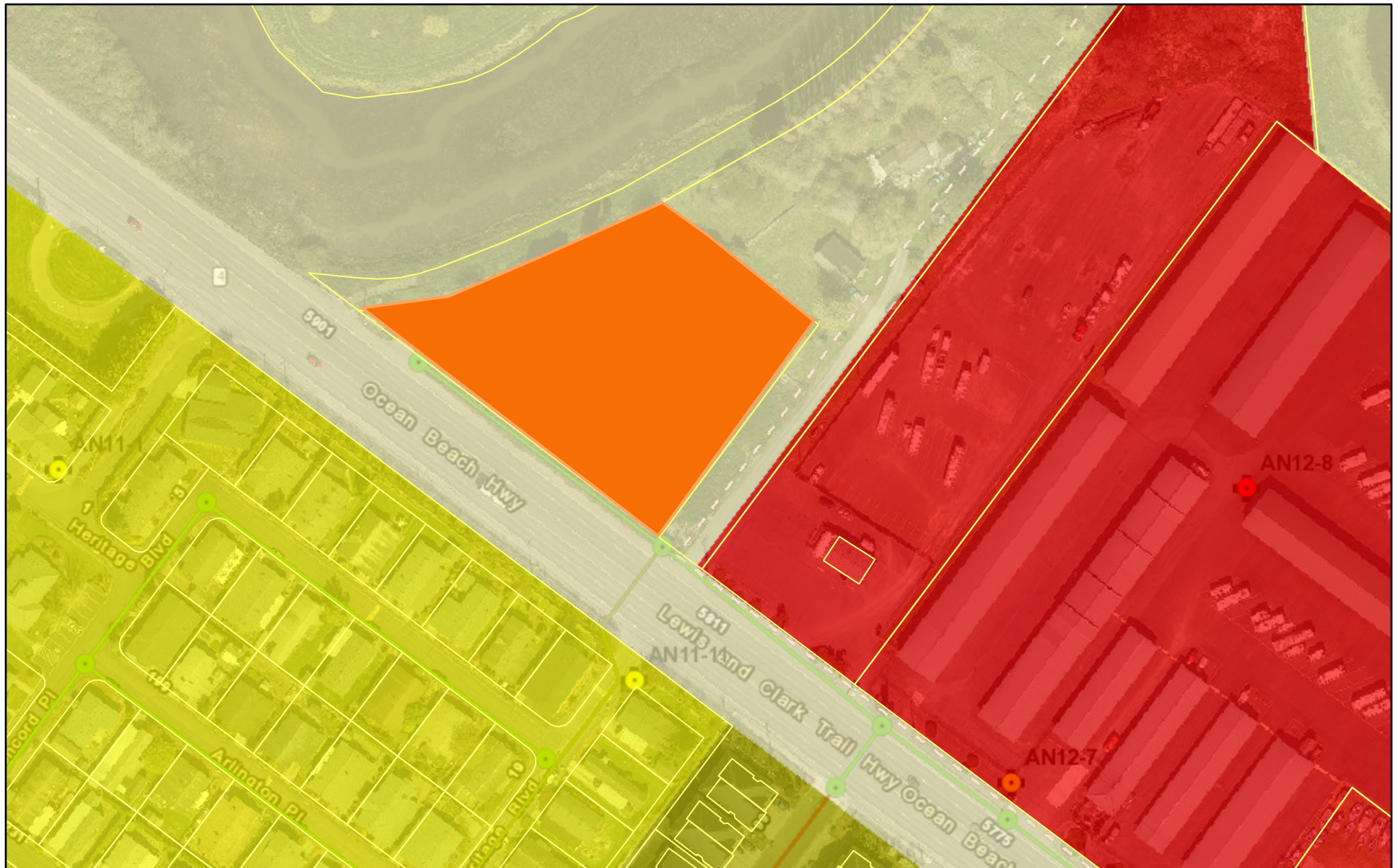
■ Red: Band_1	■ Blue: Band_3	■ Override 2
■ Green: Band_2	■ Override 1	 Cowlitz County Parcels 062023



Esri, HERE, Garmin, (c) OpenStreetMap contributors, City of Longview, GIS Sectoin, Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,

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.

City of Longview



9/13/2023, 5:43:59 PM

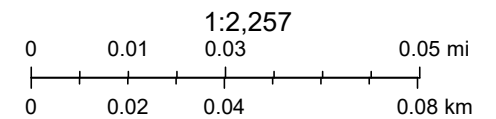
2022 Aerial Leaf Off

 Red: Band_1

 Green: Band_2

 Blue: Band_3

 Override 1



Esri, HERE, Garmin, (c) OpenStreetMap contributors, City of Longview, GIS
Sectoin, Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,

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September 7, 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
Washington State Department of Health
WSDOT
Department of Fish and Wildlife SEPA Desk
Department of Natural Resources SEPA Center
U.S. Army Core of Engineers
Consolidated Diking Improvement District No. 1
Willapa Hills Audubon Society
Clint Matthews, Cascade Natural Gas
CenturyLink
Comcast
TDN
Longview Fire Marshal
Longview Commercial Building Inspector/Building Official

From: Ann Rivers, Director of Community Development

Subject: SEPA Environmental Checklist Review – Application #E 2023-14

Project: E 2023-14– A petition to rezone a 1.45 acre parcel from R-1 to R-3

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

The site is zoned ***R-1 Residential District***. The Comprehensive Plan classification is **Community Commercial**. Adjacent uses include railroads to the east, Mint Farm Industrial property to the north, and other Heavy Industrial uses to the west and south.

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. September 21, 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 2023-14– A petition to rezone a 1.45 acre parcel from R-1 to R-3
The property is zoned R-1 Residential District.

Proponents: Noah Heim
Heim Investments LLC
655 Robertson Rd
Longview, WA 98632
Phone: 3609981576
Heim Investments LLC
655 Robertson Rd
Longview, WA 98632

Location of Proposal, Including Street Address, if any: The site is located at 5824 Ocean Beach Hwy (Parcel Number(s): 10602). The property is located within the SW 1/4 of Section 14, Township 8N, Range 3W, 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 September 21, 2023.

Responsible Official: Ann Rivers

Position/Title: Community Development Director

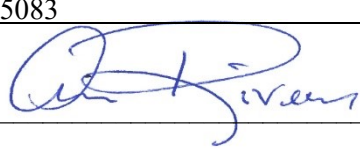
Department: Community Development

Address: PO Box 128, Longview, WA 98632

Contact Person: McAllister Kosar, Planner

Phone: (360) 442-5083

Date: September 7, 2023

Signature: 



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

September 25, 2023

NOTICE OF PUBLIC HEARING

Longview Planning Commission

October 4th, 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, October 4th, 2023, to consider the following:

Case No: PC 2023-9

Initiator: Noah Heim, Heim Investments LLC

Request: Rezone request and comprehensive plan amendment application for 1 parcel, approximately 1.45 acres of land. Under the proposal, the Comprehensive Plan classification will change from Low Density Residential to High Density Residential and the zoning will change from R-1 Residential District to R-3 Residential District.

Location: 5824 Ocean Beach Hwy. Parcel No 10602, Longview WA 98632.

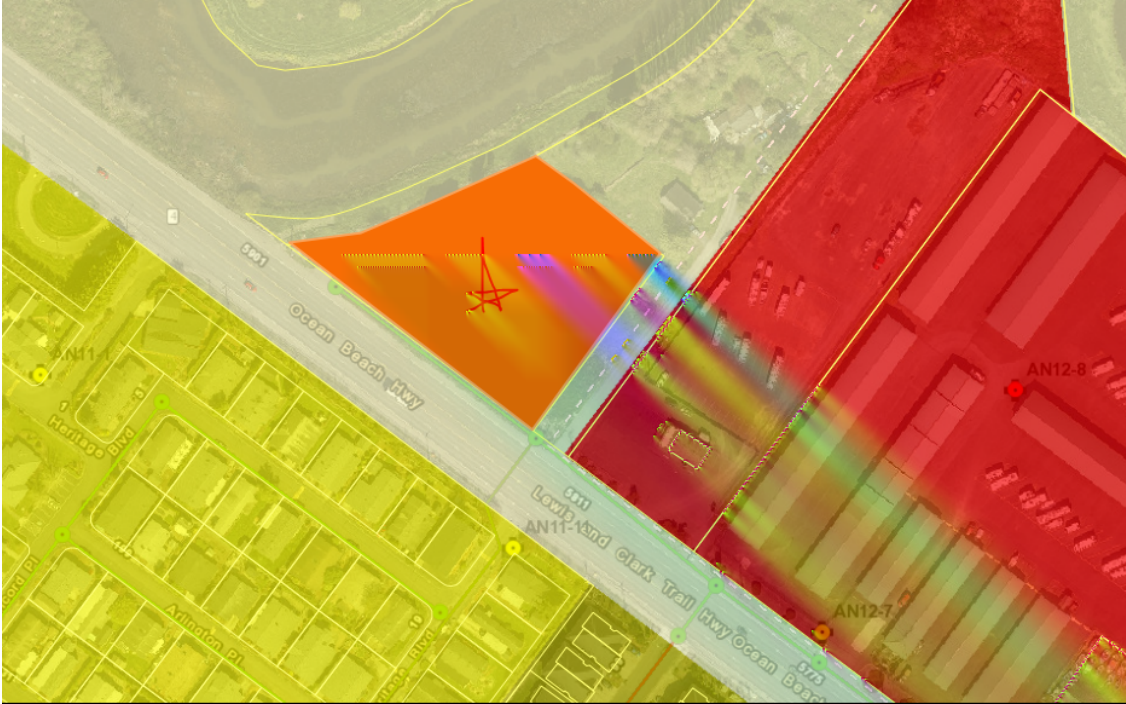
Why You are Receiving This Notice: You own real property located near a proposed Comprehensive Plan Amendment and Rezone. The Public hearing is an opportunity to provide comments for consideration by the Planning Commission. The Planning Commission will be asked to make a recommendation on the proposal to the City Council. If approved by Planning Commission, the proposed Comprehensive Plan Amendment, Rezone, and any conditions 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.

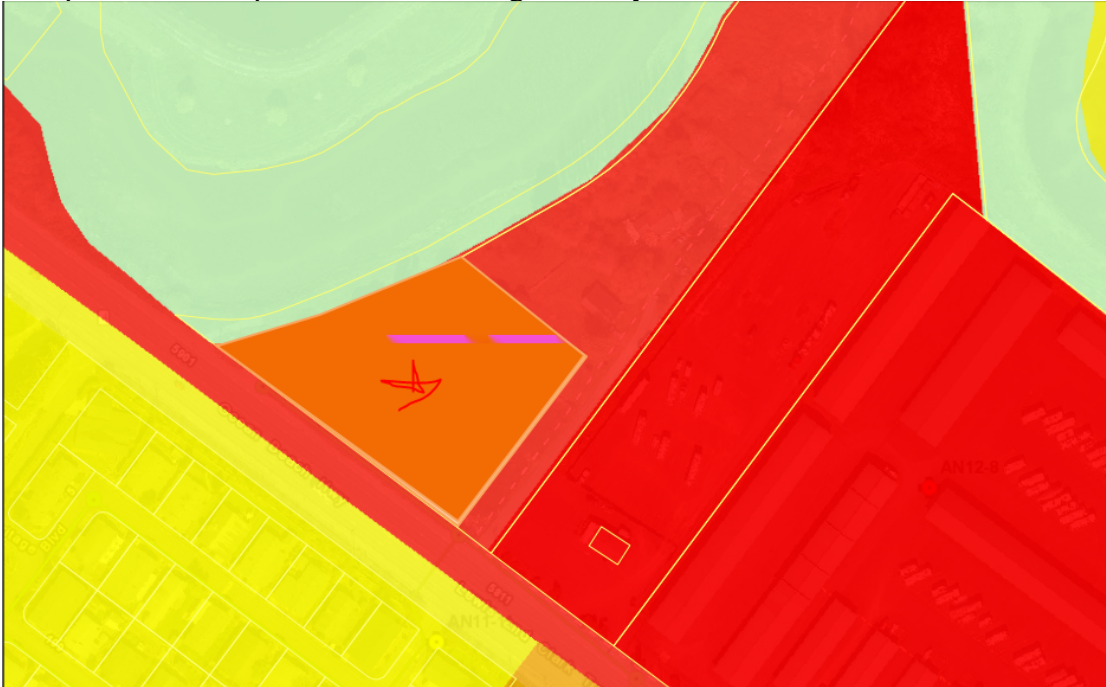
Comments: Written comments should be directed to McAllister Kosar, Planner, P.O. Box 128, Longview, Washington 98632. Written comments must be received prior to the date and time of the public hearing. Mr. Kosar's phone number is (360) 442-5083 and his email address is mcallister.kosar@ci.longview.wa.us

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 Location/ Current Zoning Map Amendment:



Comprehensive Map Amendment to High Density:





Memorandum

TO: Longview Planning Commission

FROM: McAllister Kosar, Planner

MEETING DATE: October 4th, 2023

SUBJECT: Case No. PC 2023-11 - Final Plat for Mt. Solo Place Phase 3B and 4

The developer of Mt. Solo Place subdivision has applied for Final Plat approval. The necessary infrastructure and improvements have been installed or will be bonded for later construction.

The Longview City Engineer has indicated they are ready to sign the final plat.

- The staff report and the conditions of approval for phase's 1-3 preliminary plat (Now including phases 3B, 4, 5, and 6 are attached to the agenda. Phasing has been revised as of Planning Commission's last Final Plat review to include 6 total phases, with phases 3B, 4, 5 and 6 to be final platted still. Reminder, only final plat for 3B and 4 are sought today.
- The Longview Municipal code provides the approval process below: 19.80.160 Final plat procedure. The full process is below. The Planning Commission section requires:

“(6) Review by the Planning Commission – Subdivisions. After the inspection by the community development director, the planning commission shall review the proposed final subdivision for conformance with the preliminary plat and conditions approved by the council. Such review shall take place at a regular public meeting.

(a) If the planning commission finds a final plat to be conforming, the commission chairman shall signify the commission's approval by signing the original drawing and Mylar copies, then shall forward them to the city clerk-treasurer for consideration by the council.

(b) If the commission finds that a final plat contains significant divergences from the approved preliminary plat, it shall withhold its approval, return the plat sheets to the applicant, and provide a statement indicating the reasons for the withholding of approval and the changes necessary. If the applicant does not modify the proposed final plat to the commission's satisfaction, the city's approval of the preliminary plat shall become null and void. To be reactivated, the plat must be resubmitted as a new preliminary plat subject to the provisions of this division, including payment of preliminary plat review fees.”

- Phase 3B of this project is an extension of Schneiter Dr which will loop and connect to Branch Creek Drive and the existing subdivision 'Village at Mt. Solo phase 1. A total of 8 lots will be created.

September 25, 2023

- Phase 4 of this project will also make use of the extension of Schneider Dr and will loop and connect to Branch Creek Drive and the existing subdivision. A total of 8 lots will be created.
- There are no off-site improvements like parks or trails or required on this phase. One speed bump is called for on Branch Creek Drive.
- The attached final plat maps have been found to conform with the original proposal and will result in a 16 lots for homes as approved under the preliminary plat.

Staff Recommendation:

Staff is recommending the Planning Commission make a determination the plat is conforming, direct the chairperson to sign, and make a motion recommending the city council consider the application for approval.

Attachments:

- A. City Council Preliminary Plat Approval
- B. Final Plat Application

LMC 19.80.160 Final plat procedure

(4) Review by City Engineer. The owner shall submit the original drawing of the proposed final plat and supplementary information stipulated in this section to the department of community development for review. The city engineer shall:

- (a) Inspect the detail and computations of the final plat for conformance with the specifications and standards of this chapter;
- (b) Inspect the final plat for conformance with the preliminary plat approved by the city council and conditions made a part of such approval;
- (c) Determine either that all required improvements have been installed or that certain improvements may properly be deferred under LMC 19.80.210; and
- (d) When the city engineer is satisfied with the detail and computations of the plat, determines that the plat conforms to the preliminary plat and conditions and approves the subdivision, he/she shall signify their approval by signing the original and Mylar copies of the final plat. If the city engineer is not satisfied with the detail and computations of the final plat, and finds that the plat does not conform with the approved preliminary plat and conditions, determines that improvements were installed incorrectly, or is not satisfied with the extent or manner in which completion of improvements would be deferred, he/she shall withhold their signature until the matter is corrected or resolved by the applicant to the satisfaction of the engineer. Prior to approval of the final plat by the city engineer, all engineering review fees shall be paid in accordance with Chapter 19.06 LMC.

(5) Review by the Community Development Director. When the director is satisfied with the details of the plat, determines that the plat conforms to the approved preliminary plat and conditions set thereon, and determines that improvements either are complete or may properly be deferred, he/she shall forward the plat to the planning commission for review. If the director is not satisfied with the detail of the final plat, finds that the plat does not conform with the approved preliminary plat and conditions, determines that improvements were installed incorrectly, or is not satisfied with the extent or manner in which completion of improvements would be deferred, he/she shall return the plat to applicant until the matter is corrected or resolved by the applicant to the satisfaction of the director.

(6) Review by the Planning Commission – Subdivisions. After the inspection by the community development director, the planning commission shall review the proposed final subdivision for conformance with the preliminary plat and conditions approved by the council. Such review shall take place at a regular public meeting.

- (a) If the planning commission finds a final plat to be conforming, the commission chairman shall signify the commission's approval by signing the original drawing and Mylar copies, then shall forward them to the city clerk-treasurer for consideration by the council.
- (b) If the commission finds that a final plat contains significant divergences from the approved preliminary plat, it shall withhold its approval, return the plat sheets to the applicant, and provide a statement indicating the reasons for the withholding of approval and the changes necessary. If the applicant does not modify the proposed final plat to the commission's satisfaction, the city's approval of the preliminary plat shall become null and void. To be reactivated, the plat must be resubmitted as a new preliminary plat subject to the provisions of this division, including payment of preliminary plat review fees.

(7) Review by the City Council – Subdivisions. The city council shall review final plats at a public meeting considering the factors set forth below. The council review shall occur after the director and planning commission have completed review. The council shall determine whether:

- (a) The final plat substantially conforms to the approved preliminary plat and conditions set thereon;
- (b) The public uses and interest will be served by the subdivision and the final plat meets the requirements of Chapter 58.17 RCW and of this chapter;
- (c) Improvements have been completed or properly guaranteed to be completed in accordance with LMC 19.80.210;
- (d) The required dedications, certifications and acknowledgments and signatures required by this chapter have been duly stated and obtained;
- (e) Inspection and street sign fees have been paid;
- (f) Proposed covenants are in satisfactory form and ready for recording with the final plat; and
- (g) Any other supplementary materials required by this division or by the council have been satisfactorily completed. If the council affirmatively makes the above determinations, the mayor shall inscribe and execute the council's will on the face of the original drawing and Mylar copies of the final plat. If the council withholds approval, it shall return the plat sheets and supplementary material to the applicant and provide a statement of reasons for its decision and of the changes necessary to permit granting approval. (Ord. 3090 § 2, 2009).

PERIMETER DESCRIPTION:

A PARCEL OF LAND IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 25 OF 'MT. SOLO PLACE PHASE 2B' PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS AT PAGE 137, RECORDS OF COWLITZ COUNTY, WASHINGTON;

THENCE ALONG THE NORTHWEST LINE OF SAID PLAT THE FOLLOWING COURSES AND DISTANCES;

THENCE NORTH 47°36'57" EAST FOR A DISTANCE OF 215.98 FEET TO THE SOUTHWEST CORNER OF LOT 22;

THENCE NORTH 36°54'49" EAST FOR A DISTANCE OF 73.17 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 49°43'15" WEST FOR A DISTANCE OF 39.10 FEET TO THE SOUTHWEST CORNER OF LOT 90;

THENCE NORTH 46°10'27" EAST FOR A DISTANCE OF 157.85 FEET;

THENCE SOUTH 43°49'33" EAST FOR A DISTANCE OF 33.84 FEET TO THE SOUTHWEST CORNER OF PUMP STATION;

THENCE NORTH 46°31'16" EAST FOR A DISTANCE OF 55.00 FEET TO THE NORTHWEST CORNER OF PUMP STATION;

THENCE SOUTH 43°49'33" EAST FOR A DISTANCE OF 26.00 FEET TO THE WEST CORNER OF LOT 89;

THENCE NORTH 46°31'16" EAST FOR A DISTANCE OF 45.00 FEET TO THE NORTHWEST CORNER OF LOT 89;

THENCE LEAVING SAID PLAT, NORTH 43°49'33" WEST FOR A DISTANCE OF 122.52 FEET;

THENCE NORTH 53°02'57" WEST FOR A DISTANCE OF 63.02 FEET;

THENCE SOUTH 36°57'03" WEST FOR A DISTANCE OF 91.08 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT 130.01 FOOT RADIUS CURVE TURNING TO THE LEFT, FOR AN ARC DISTANCE OF 21.05 FEET, THROUGH A CENTRAL ANGLE OF 9°16'31", THE LONG CHORD OF WHICH BEARS NORTH 48°24'41" WEST, FOR A CHORD DISTANCE OF 21.02 FEET;

THENCE NORTH 53°02'57" WEST FOR A DISTANCE OF 25.05 FEET;

THENCE SOUTH 36°57'03" WEST FOR A DISTANCE OF 60.00 FEET;

THENCE SOUTH 53°02'57" EAST FOR A DISTANCE OF 0.93 FEET;

THENCE SOUTH 08°02'57" EAST FOR A DISTANCE OF 10.00 FEET;

THENCE SOUTH 36°57'03" WEST FOR A DISTANCE OF 153.29 FEET;

THENCE ALONG THE ARC OF A TANGENT 120.00 FOOT RADIUS CURVE TURNING TO THE RIGHT, FOR AN ARC DISTANCE OF 22.34 FEET, THROUGH A CENTRAL ANGLE OF 10°39'54", THE LONG CHORD OF WHICH BEARS SOUTH 42°17'00" WEST, FOR A CHORD DISTANCE OF 22.30 FEET;

THENCE SOUTH 47°36'57" WEST FOR A DISTANCE OF 210.80 FEET;

THENCE ALONG THE ARC OF A TANGENT 180.00 FOOT RADIUS CURVE TURNING TO THE LEFT, FOR AN ARC DISTANCE OF 20.91 FEET, THROUGH A CENTRAL ANGLE OF 6°39'17", THE LONG CHORD OF WHICH BEARS SOUTH 44°17'19" WEST, FOR A CHORD DISTANCE OF 20.89 FEET;

THENCE SOUTH 40°57'40" WEST FOR A DISTANCE OF 45.87 FEET TO THE NORTH LINE OF 'MT. SOLO PLACE PHASE 2B' PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS AT PAGE 134, RECORDS OF COWLITZ COUNTY, WASHINGTON, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SADIE LANE;

THENCE FOLLOWING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 49°54'43" EAST FOR A DISTANCE OF 60.01 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 04°22'48" EAST FOR A DISTANCE OF 10.08 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 49°43'15" EAST FOR A DISTANCE OF 96.56 FEET TO THE SOUTHWEST CORNER OF LOT 26;

THENCE ALONG THE WEST LINE OF SAID LOT 26, NORTH 40°16'52" EAST FOR A DISTANCE OF 70.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2.20 ACRES, MORE OR LESS.

NOTES:

1) AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY COWLITZ COUNTY PUBLIC UTILITY DISTRICT CONSTRUCTION STANDARDS.

2) ALL LOTS SHALL BE GRADED TO SLOPE TOWARDS THE STREETS AND REAR LOT EASEMENT SUCH THAT THERE SHALL BE NO STANDING WATER OR DRAINAGE ACROSS ADJOINING PROPERTIES. ALL STORMWATER AREA DRAINS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

3) A PRIVATE EASEMENT IS HEREBY RESERVED UNDER AND UPON THE REAR TEN (10) FEET OF ALL LOTS IN THE INTEREST OF THE MT. SOLO PLACE HOMEOWNERS ASSOCIATION FOR ACCESS AND MAINTENANCE OF PRIVATE REAR LOT STORMWATER CONVEYANCES. NO STRUCTURES OR OTHER IMPROVEMENTS MAY BE CONSTRUCTED IN THE PRIVATE STORMWATER EASEMENT UNLESS APPROVED BY THE MT. SOLO PLACE HOMEOWNERS ASSOCIATION IN ADVANCE, AND SHALL NOT DAMAGE, DISRUPT OR IMPEDE THE PRIVATE STORMWATER LINE OR CONVEYANCE OF STORMWATER THROUGH THE EASEMENT TO A DISCHARGE POINT.

4) SIDEWALK CONSTRUCTION AND PLANTING STRIP TREES AND LANDSCAPING APPROVAL FROM THE CITY ARE REQUIRED BEFORE OCCUPANCY PERMIT.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 11-14-17.

MT. SOLO PLACE PHASE 3A B

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

SHEET 1 OF 3

LEGEND:

● INDICATED MONUMENT FOUND AS NOTED

SURVEY REFERENCE:

- 1) VILLAGE AT MT. SOLO PHASE 2 VOL. 13, PAGE 164
- 2) VILLAGE AT MT. SOLO PHASE 1 VOL. 13, PAGE 100
- 3) MT. SOLO PLACE PHASE 1 VOL. 14, PAGE 128
- 4) MT. SOLO PLACE PHASE 2A VOL. 14, PAGE 134
- 5) MT. SOLO PLACE PHASE 2B VOL. 14, PAGE 137

DEED REFERENCE:

- 1) GRANTOR: CLACKAMAS THREE LLC
- GRANTEE: SOLO, LLC
- AUDITORS FILE NUMBER: 3532911

SURVEYOR'S CERTIFICATE:

I, DAVID ALLAN DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "MT. SOLO PLACE PH. 3A" CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.



DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, PLS NO. 35477

LICENSED LAND SURVEYOR

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____ 20____

RESIDING AT _____

FILED FOR RECORD AT THE REQUEST OF THIS ____ DAY OF ____, 20____

AT ____ MINUTES PAST ____ O'CLOCK __M., AND RECORDED IN VOLUME ____, OF PLATS, ON PAGE ____, RECORDS OF COWLITZ COUNTY, WASHINGTON.

NOTICE:

NO OCCUPANCY PERMIT WILL BE GRANTED FOR ANY HOME UNTIL PUBLIC SANITARY SEWER SERVICE IS FUNCTIONAL.

ACKNOWLEDGMENTS:

STATE OF WASHINGTON
COUNTY OF COWLITZ

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

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THE DAY AND YEAR IN CERTIFICATE FIRST ABOVE WRITTEN ____ NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____

SIGNED _____

(v) APPROVED THIS ____ DAY OF ____, 20 ____.

CITY ENGINEER

(vi) APPROVED THIS ____ DAY OF ____, 20 ____.

CHAIRMAN, ATTEST, SECRETARY
LONGVIEW PLANNING COMMISSION

(vii) APPROVED THIS ____ DAY OF ____, 20 ____.

MAYOR, CITY OF LONGVIEW ATTEST, CITY CLERK

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

COWLITZ COUNTY TREASURER

AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF THIS ____ DAY OF ____, 20____ AT ____ MINUTES PAST ____ O'CLOCK __M., AND RECORDED IN VOLUME ____, OF PLATS, ON PAGE ____, RECORDS OF COWLITZ COUNTY, WASHINGTON.

COWLITZ COUNTY AUDITOR

DEPUTY AUDITOR

PROTECTIVE COVENANTS:
DECLARANT DECLARATION:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "MT. SOLO PLACE HOMEOWNERS ASSOCIATION", A HOMEOWNERS ASSOCIATION, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR MT. SOLO PLACE, RECORDED UNDER COWLITZ COUNTY RECORDING NO. ____ . DECLARANT DECLARATION: PHASE 1 (AF#3667549) CC&R (AF#3667547) AND BYLAWS (AF#3667548)

BY: PRINTED _____ SIGNED _____ TITLE _____ DATE _____

DEDICATION

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

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND(S) AND SEAL(S) THIS ____ DAY OF ____, 20 ____ .
SIGNED AND SEALED _____

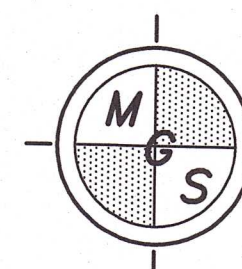
STATE OF WASHINGTON

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ____ TO ME KNOWN TO BE THE ____ OF ____ THE ENTITY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID ENTITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT ____ IS/ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE SAID ENTITY.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS ____ DAY OF ____ 2023.

SIGNED _____

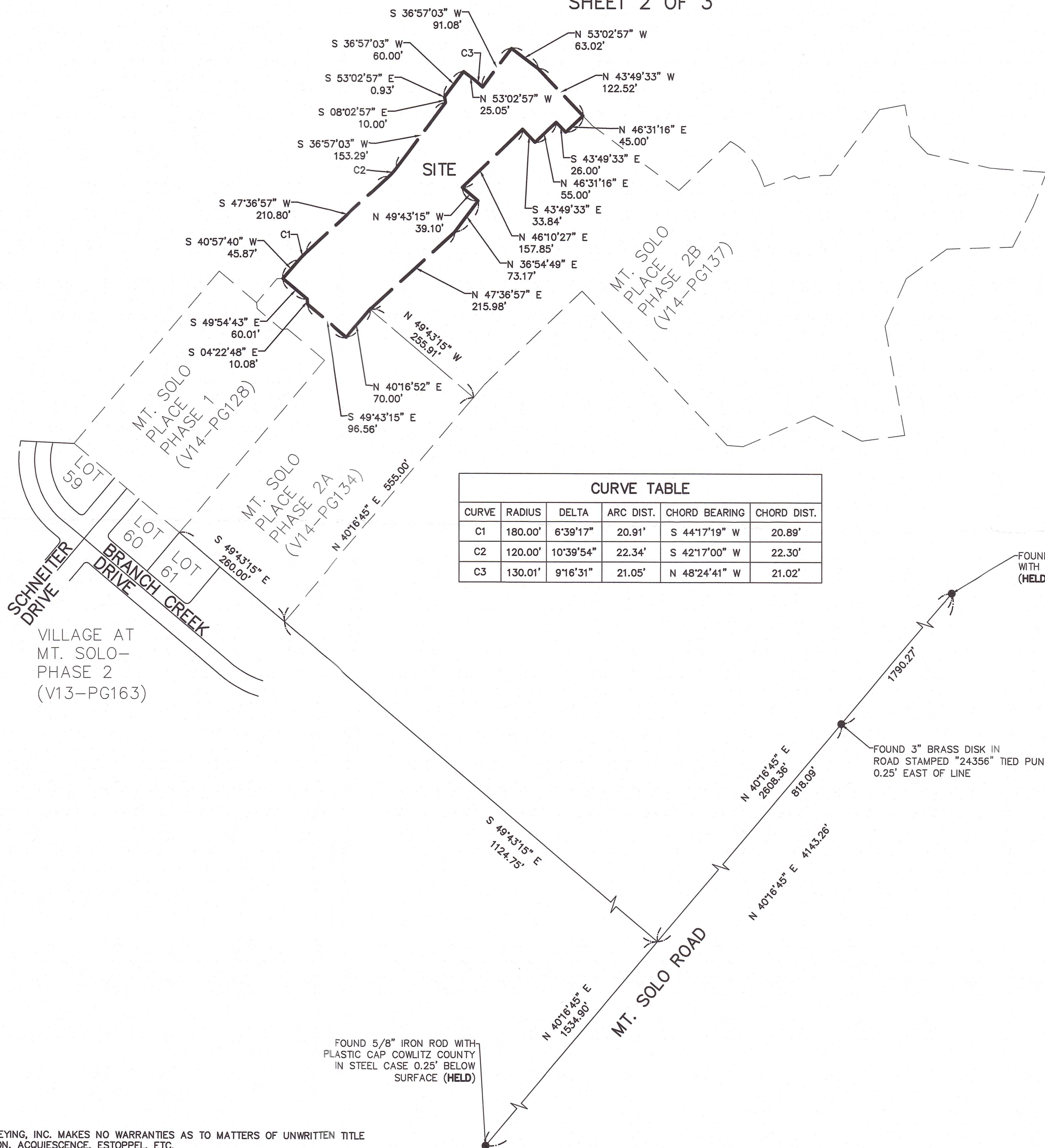


MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98681
(360) 694-3313

SCALE: 1"=150'
JOB NO: 23-127
DWG NO: PLAT-3A
DATE: 8-17-2023
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
SHEET 1 OF 3

MT. SOLO PLACE PHASE 3A B

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



LEGEND:

● INDICATED MONUMENT FOUND AS NOTED

SURVEY REFERENCE:

- 1) VILLAGE AT MT. SOLO PHASE 2 VOL. 13, PAGE 164
- 2) VILLAGE AT MT. SOLO PHASE 1 VOL. 13, PAGE 100
- 3) MT. SOLO PLACE PHASE 1 VOL. 14, PAGE 128
- 4) MT. SOLO PLACE PHASE 2A VOL. 14, PAGE 134
- 5) MT. SOLO PLACE PHASE 2B VOL. 14, PAGE 137

FOUND 3" CONCRETE PIPE WITH PIN IN STEEL CASE (HELD)

FOUND 3" BRASS DISK IN ROAD STAMPED "24356" TIED PUNCH 0.25' EAST OF LINE

FOUND 5/8" IRON ROD WITH PLASTIC CAP COWLITZ COUNTY IN STEEL CASE 0.25' BELOW SURFACE (HELD)

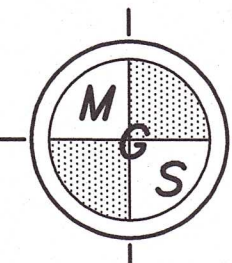


150 75 0 150 225 300
SCALE 1 INCH = 150 FEET

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

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 11-14-17.



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VANCOUVER, WA 98661
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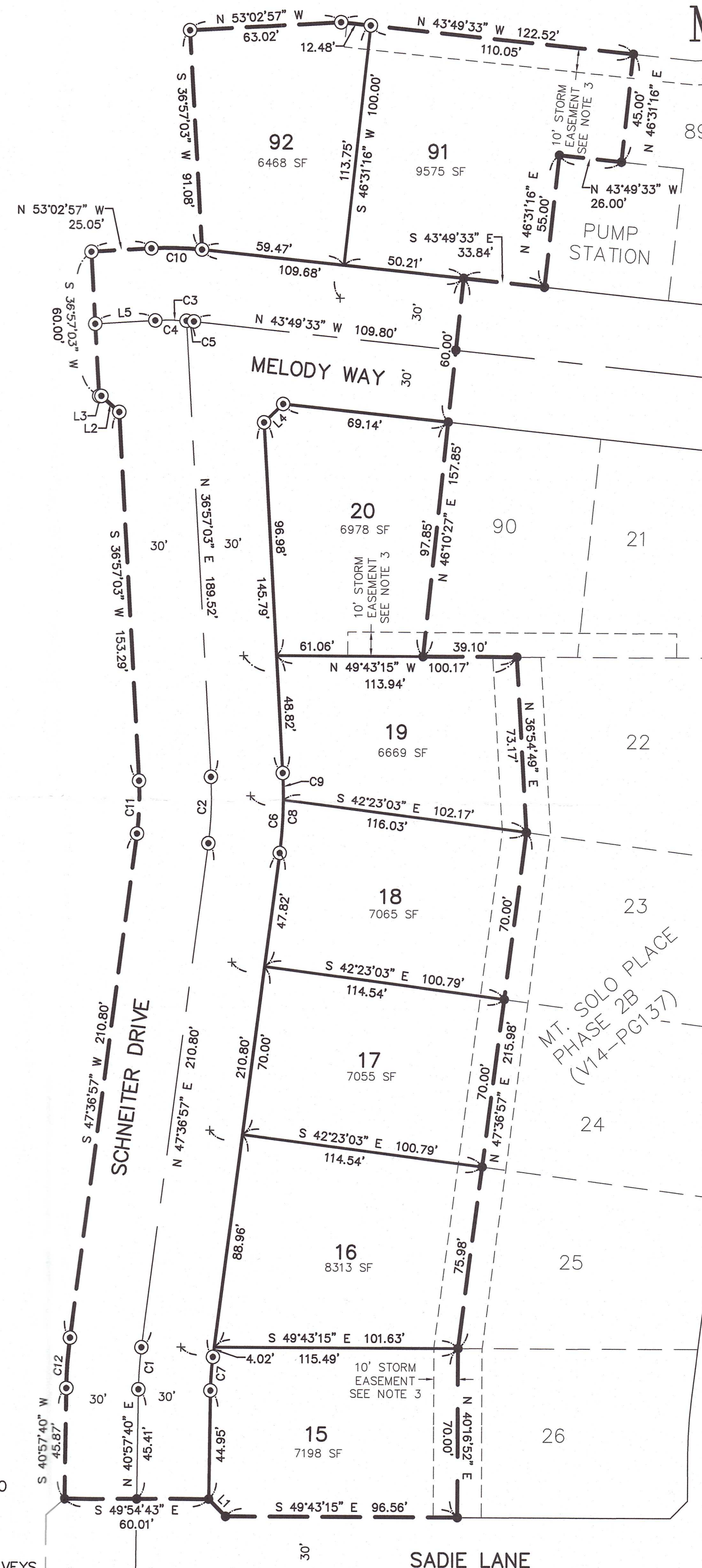
SCALE: 1"=150'
JOB NO: 23-127
DWG NO: PLAT-3A
DATE: 8-17-2023
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
SHEET 2 OF 3

MT. SOLO ESTATES PHASE 3A B

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

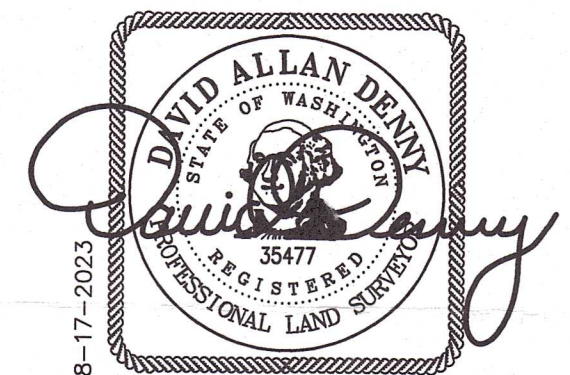
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	150.00'	6°39'17"	17.42'	S 44°17'19" W	17.41'
C2	150.00'	10°39'54"	27.92'	N 42°17'00" E	27.88'
C3	100.00'	9°13'25"	16.10'	N 48°26'15" W	16.08'
C4	100.00'	7°26'35"	12.99'	N 49°19'40" W	12.98'
C5	100.00'	1°46'49"	3.11'	N 44°42'57" W	3.11'
C6	180.00'	10°39'54"	33.51'	N 42°17'00" E	33.46'
C7	120.00'	6°39'17"	13.94'	S 44°17'19" W	13.93'
C8	180.00'	7°04'37"	22.23'	N 44°04'38" E	22.22'
C9	180.00'	3°35'17"	11.27'	N 38°44'41" E	11.27'
C10	130.01'	9°16'31"	21.05'	N 48°24'41" W	21.02'
C11	120.00'	10°39'54"	22.34'	S 42°17'00" W	22.30'
C12	180.00'	6°39'17"	20.91'	S 44°17'19" W	20.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04°22'48" E	10.08'
L2	S 08°02'57" E	10.00'
L3	S 53°02'57" E	0.93'
L4	S 86°33'45" W	11.03'
L5	N 53°02'57" W	25.05'

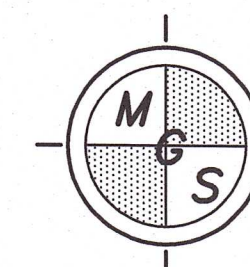


LEGEND:

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



40 20 0 40 60 80
SCALE 1 INCH = 40 FEET



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SHEET 3 OF 3

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A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 11-14-17.

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

PERIMETER DESCRIPTION:

A PARCEL OF LAND IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26 OF 'MT. SOLO PLACE PHASE 2A' PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS AT PAGE 134, RECORDS OF COWLITZ COUNTY, WASHINGTON, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SADIE LANE;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES;

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

THENCE NORTH 04°22'48" WEST FOR A DISTANCE OF 10.08 FEET;

THENCE NORTH 49°54'43" WEST FOR A DISTANCE OF 60.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°05'43" WEST FOR A DISTANCE OF 10.61 FEET;

THENCE NORTH 49°43'15" WEST FOR A DISTANCE OF 92.45 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 40°16'45" EAST FOR A DISTANCE OF 54.71 FEET;

THENCE ALONG THE ARC OF A TANGENT 100.03 FOOT RADIUS CURVE TURNING TO THE RIGHT, FOR AN ARC DISTANCE OF 12.96 FEET, THROUGH A CENTRAL ANGLE OF 7°25'22", THE LONG CHORD OF WHICH BEARS NORTH 43°59'28" EAST, FOR A CHORD DISTANCE OF 12.95 FEET;

THENCE NORTH 47°36'57" EAST FOR A DISTANCE OF 222.32 FEET;

THENCE ALONG THE ARC OF A TANGENT 100.00 FOOT RADIUS CURVE TURNING TO THE LEFT, FOR AN ARC DISTANCE OF 18.61 FEET, THROUGH A CENTRAL ANGLE OF 10°39'54", THE LONG CHORD OF WHICH BEARS NORTH 42°17'00" EAST, FOR A CHORD DISTANCE OF 18.59 FEET;

THENCE NORTH 36°57'03" EAST FOR A DISTANCE OF 212.90 FEET;

THENCE SOUTH 53°02'57" EAST FOR A DISTANCE OF 1.00 FEET;

THENCE NORTH 36°57'03" EAST FOR A DISTANCE OF 89.38 FEET;

THENCE SOUTH 53°02'57" EAST FOR A DISTANCE OF 137.00 FEET;

THENCE SOUTH 36°57'03" WEST FOR A DISTANCE OF 91.08 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT 130.01 FOOT RADIUS CURVE TURNING TO THE LEFT, FOR AN ARC DISTANCE OF 21.05 FEET, THROUGH A CENTRAL ANGLE OF 9°16'31", THE LONG CHORD OF WHICH BEARS NORTH 48°24'41" WEST, FOR A CHORD DISTANCE OF 21.02 FEET;

THENCE NORTH 53°02'57" WEST FOR A DISTANCE OF 25.05 FEET;

THENCE SOUTH 36°57'03" WEST FOR A DISTANCE OF 60.00 FEET;

THENCE SOUTH 53°02'57" EAST FOR A DISTANCE OF 0.93 FEET;

THENCE SOUTH 08°02'57" EAST FOR A DISTANCE OF 10.00 FEET;

THENCE SOUTH 36°57'03" WEST FOR A DISTANCE OF 153.29 FEET;

THENCE ALONG THE ARC OF A TANGENT 120.00 FOOT RADIUS CURVE TURNING TO THE RIGHT, FOR AN ARC DISTANCE OF 22.34 FEET, THROUGH A CENTRAL ANGLE OF 10°39'54", THE LONG CHORD OF WHICH BEARS SOUTH 42°17'00" WEST, FOR A CHORD DISTANCE OF 22.30 FEET;

THENCE SOUTH 47°36'57" WEST FOR A DISTANCE OF 210.80 FEET;

THENCE ALONG THE ARC OF A TANGENT 180.00 FOOT RADIUS CURVE TURNING TO THE LEFT, FOR AN ARC DISTANCE OF 20.91 FEET, THROUGH A CENTRAL ANGLE OF 6°39'17", THE LONG CHORD OF WHICH BEARS SOUTH 44°17'19" WEST, FOR A CHORD DISTANCE OF 20.89 FEET;

THENCE SOUTH 40°57'40" WEST FOR A DISTANCE OF 45.87 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.47 ACRES, MORE OR LESS.

NOTES:

1) AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY COWLITZ COUNTY PUBLIC UTILITY DISTRICT CONSTRUCTION STANDARDS.

2) ALL LOTS SHALL BE GRADED TO SLOPE TOWARDS THE STREETS AND REAR LOT EASEMENT SUCH THAT THERE SHALL BE NO STANDING WATER OR DRAINAGE ACROSS ADJOINING PROPERTIES. ALL STORMWATER AREA DRAINS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

3) A PRIVATE EASEMENT IS HEREBY RESERVED UNDER AND UPON THE REAR TEN (10) FEET OF ALL LOTS IN THE INTEREST OF THE MT. SOLO PLACE HOMEOWNERS ASSOCIATION FOR ACCESS AND MAINTENANCE OF PRIVATE REAR LOT STORMWATER CONVEYANCES, NO STRUCTURES OR OTHER IMPROVEMENTS MAY BE CONSTRUCTED IN THE PRIVATE STORMWATER EASEMENT UNLESS APPROVED BY THE MT. SOLO PLACE HOMEOWNERS ASSOCIATION IN ADVANCE, AND SHALL NOT DAMAGE, DISRUPT OR IMPEDE THE PRIVATE STORMWATER LINE OR CONVEYANCE OF STORMWATER THROUGH THE EASEMENT TO A DISCHARGE POINT.

4) SIDEWALK CONSTRUCTION AND PLANTING STRIP TREES AND LANDSCAPING APPROVAL FROM THE CITY ARE REQUIRED BEFORE OCCUPANCY PERMIT.

NOTICE:

NO OCCUPANCY PERMIT WILL BE GRANTED FOR ANY HOME UNTIL PUBLIC SANITARY SEWER SERVICE IS FUNCTIONAL.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 11-14-17.

MT. SOLO PLACE PHASE 4

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

LEGEND:

- INDICATED MONUMENT FOUND AS NOTED

SURVEY REFERENCE:

- 1) VILLAGE AT MT. SOLO PHASE 2 VOL. 13, PAGE 164
- 2) VILLAGE AT MT. SOLO PHASE 1 VOL. 13, PAGE 100
- 3) MT. SOLO PLACE PHASE 1 VOL. 14, PAGE 128
- 4) MT. SOLO PLACE PHASE 2A VOL. 14, PAGE 134
- 5) MT. SOLO PLACE PHASE 2B VOL. 14, PAGE 137

DEED REFERENCE:

- 1) GRANTOR: CLACKAMAS THREE LLC
- GRANTEE: SOLO, LLC
- AUDITORS FILE NUMBER: 3532911

SURVEYOR'S CERTIFICATE:

I, DAVID ALLAN DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "MT. SOLO PLACE PH. A" CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, PLS NO. 35477

LICENSED LAND SURVEYOR

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____.

RESIDING AT _____

FILED FOR RECORD AT THE REQUEST OF THIS _____, DAY OF _____, 20____.

AT _____ MINUTES PAST _____ O'CLOCK __M., AND RECORDED IN VOLUME _____, OF PLATS, ON PAGE _____, RECORDS OF COWLITZ COUNTY, WASHINGTON.

ACKNOWLEDGMENTS:

STATE OF WASHINGTON.
COUNTY OF COWLITZ.

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

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THE DAY AND YEAR IN CERTIFICATE FIRST ABOVE WRITTEN _____ NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____

SIGNED _____

(v) APPROVED THIS _____ DAY OF _____, 20 ____.

CITY ENGINEER

(vi) APPROVED THIS _____ DAY OF _____, 20 ____.

CHAIRMAN, ATTEST, SECRETARY
LONGVIEW PLANNING COMMISSION

(vii) APPROVED THIS _____ DAY OF _____, 20 ____.

MAYOR, CITY OF LONGVIEW ATTEST, CITY CLERK



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

COWLITZ COUNTY TREASURER

AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF THIS _____ DAY OF _____, 20____ AT _____ MINUTES PAST _____ O'CLOCK __M., AND RECORDED IN VOLUME _____, OF PLATS, ON PAGE _____, RECORDS OF COWLITZ COUNTY, WASHINGTON.

COWLITZ COUNTY AUDITOR

DEPUTY AUDITOR

PROTECTIVE COVENANTS:
DECLARANT DECLARATION:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "MT. SOLO PLACE HOMEOWNERS ASSOCIATION", A HOMEOWNERS ASSOCIATION, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR MT. SOLO PLACE, RECORDED UNDER COWLITZ COUNTY RECORDING NO. _____, DECLARANT DECLARATION: PHASE 1 (AF#3667549) CC&R (AF#3667547) AND BYLAWS (AF#3667548)

BY: _____
PRINTED _____ SIGNED _____ TITLE _____ DATE _____

DEDICATION

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

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 20 ____.

SIGNED AND SEALED _____

STATE OF WASHINGTON

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

TO ME KNOWN TO BE THE _____ OF _____,

THE ENTITY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID ENTITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT

_____ IS/ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE SAID ENTITY.

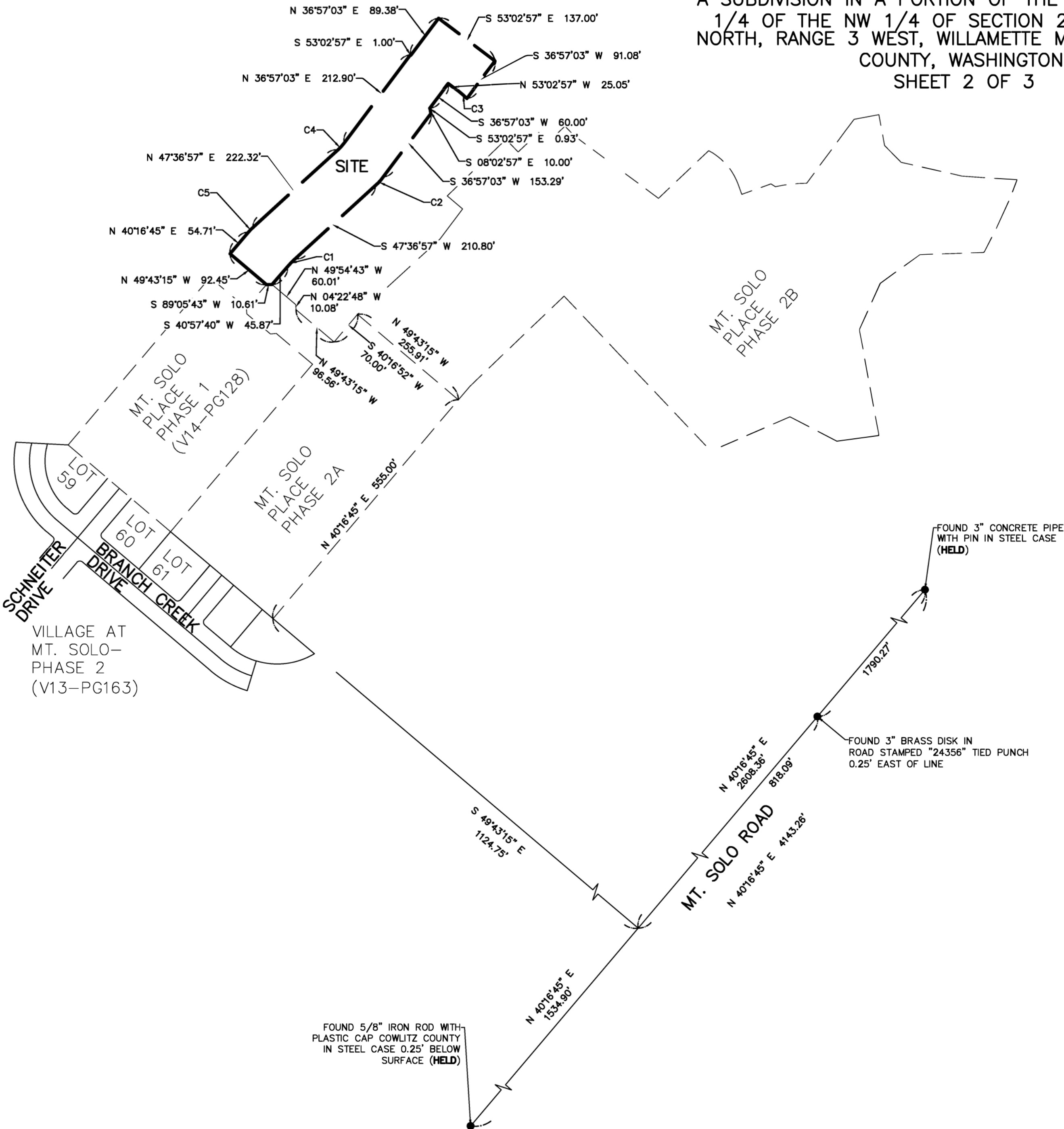
WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS _____ DAY OF _____, 2023.

SIGNED _____

	MINISTER-GLAESER SURVEYING INC. 2200 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 694-3313
SCALE: 1"=150' JOB NO: 23-127 DWG NO: PLAT-A DATE: 8-21-2023 CALC BY: DAD DRAWN BY: DED CHECKED BY: DAD SHEET 1 OF 3	

MT. SOLO PLACE PHASE 4

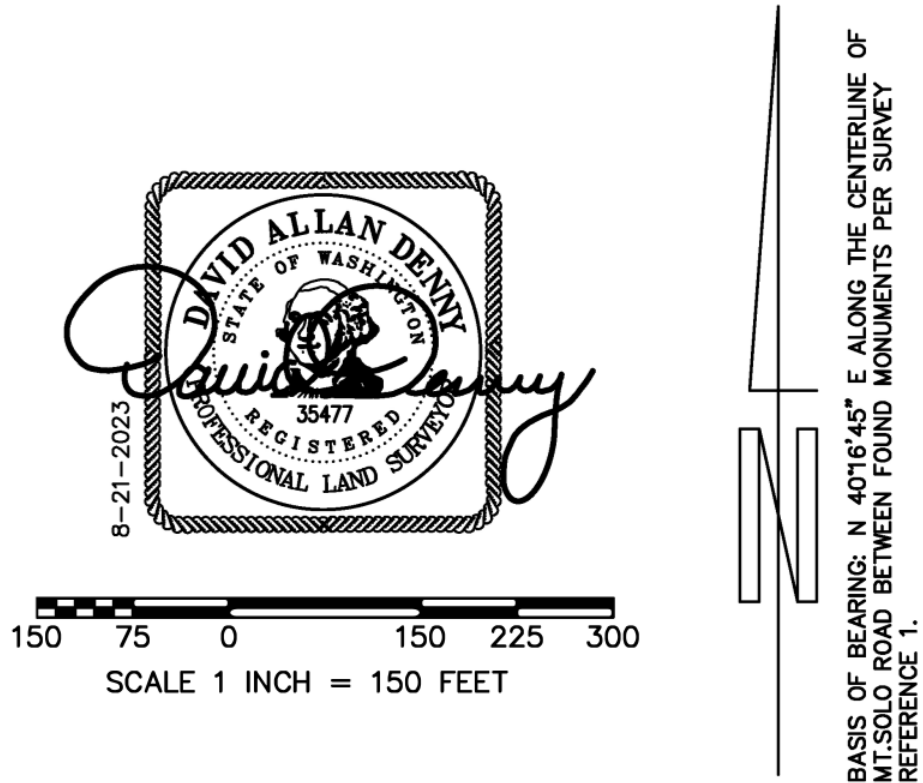
A SUBDIVISION IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON.
SHEET 2 OF 3



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	180.00'	6°39'17"	20.91'	S 44°17'19" W	20.89'
C2	120.00'	10°39'54"	22.34'	S 42°17'00" W	22.30'
C3	130.01'	9°16'31"	21.05'	N 48°24'41" W	21.02'
C4	100.00'	10°39'54"	18.61'	N 42°17'00" E	18.59'
C5	100.03'	7°25'22"	12.96'	N 43°59'28" E	12.95'

LEGEND:
● INDICATED MONUMENT FOUND AS NOTED

- SURVEY REFERENCE:
- 1) VILLAGE AT MT. SOLO PHASE 2 VOL. 13, PAGE 164
 - 2) VILLAGE AT MT. SOLO PHASE 1 VOL. 13, PAGE 100
 - 3) MT. SOLO PLACE PHASE 1 VOL. 14, PAGE 128
 - 4) MT. SOLO PLACE PHASE 2A VOL. 14, PAGE 134
 - 5) MT. SOLO PLACE PHASE 2B VOL. 14, PAGE 137



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A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 11-14-17.

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

SCALE: 1"=150'
JOB NO: 23-127
DWG NO: PLAT-A
DATE: 8-21-2023
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
SHEET 2 OF 3



Final Subdivision Plat Application

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

Application for a Final Subdivision Plat LMC 19.80.160 Application Number: <u>PC 2023-11</u> Preliminary Plat Application Number: _____	THIS SECTION FOR OFFICE USE ONLY:
Name of Subdivision: <u>Mt. Solo Estates Phase III</u> XB	
Applicant: <u>SOLO, LLC</u> _____ (Print All Information) Phone: <u>360-852-2035</u> _____	
Contact Name: <u>Nikole Hinton</u> _____ Email: _____ <u>nikole@hintondevelopment.com</u>	
Mailing Address: <u>14010-A NE 3rd Court</u> _____ (Street or PO Box)	
City: <u>Vancouver</u> _____ State: <u>WA</u> Zip: <u>98685</u> _____	
Property Owner: <u>same as applicant</u> _____ (Print All Information) Phone: _____	
Contact Name: _____ Email: _____	
Mailing Address: _____	
City: _____ State: _____ Zip: _____	
Represented By: <u>Jaima Johnson, Krista Harrington, Deanna Haake</u> _____ (If Different From Above) Phone: <u>360-980-0124</u> _____	
Mailing Address: <u>655 W Columbia Way, #200</u> _____ Email: <u>builderdev@fnf.com</u> _____	
City: <u>Vancouver</u> _____ State: <u>WA</u> Zip: <u>98660</u> _____	
Relationship to Owner: <u>Title Company – Fidelity National Title</u> _____	
Applicant's Engineer: <u>SGA Engineering – Jason Mattos</u> _____ Phone: <u>360-993-0911</u> _____	
Mailing Address: <u>2005 Broadway</u> _____ Email: <u>jmattos@sgaengineering.com</u> _____	
City: <u>Vancouver</u> _____ State: <u>WA</u> Zip: <u>98663</u> _____	

Signature of Engineer or Surveyor: _____

Total Acreage of Site: _____ Total Number of Lots: 8 _____

Buildable: 8 _____ Common: _____

FILING FEE:

Base Fee: \$1,738 +
Number of Lots (8) times \$81.00 fee per lot \$648.00 _____
Total Fee: \$2386.00 _____
Comments: _____

SUPPLEMENTARY MATERIALS PER LMC 19.80.160(2) INCLUDING:

Two copies of the final plat on Mylar material: _____
Copy of Deed Restrictions and Restrictive Covenants (CCR's): _____
Title Report: _____
As-Built Plans: _____
Complete Survey and Field Computation Notes: _____
Plat Performance Bond: Amount _____
All items listed under LMC 19.80.160(2): _____

Comments: _____

LONGVIEW PLANNING COMMISSION:

Public Hearing Scheduled: Date: _____ 7:00 PM
Comments: _____

LONGVIEW CITY COUNCIL:

Public Hearing Scheduled: Date: _____ 7:00 PM

Comments: _____

FOR STAFF USE ONLY:

- _____ A short description/narrative addressing how each site specific and standard condition of approval has been complied with. Documentation showing compliance with conditions of approval that can be complied with prior to submittal of the final plat application, so shall be provided with this application or the application shall be deemed incomplete and will not be processed.
- _____ 15 full size set of Construction plans per LMC 19.80.150 *and/or* engineering staff guidance
- _____ One 8½ x 11 reproducible copy of the Final Plat
- _____ Final plat drawings per LMC 19.80.170 for recording: Two reproducible (mylar) sets and one electronic copy of the final engineering construction drawings (as-builts) showing street, sidewalk, sewer, pump station, irrigation facilities, street trees, and any other public improvements.
- _____ Supplementary Materials per LMC 19.80.160 (2) The original hard copy drawing of the final plat shall be accompanied by:
 - At least two copies of the final plat on Mylar material;
 - A minimum of 10 additional paper copies of the final plat, on 11-inch by 17-inch copy;
 - A copy of any deed restrictions and restrictive covenants proposed by the applicant;
 - A title report issued by a title insurance company issued within the last 60 days, showing all parties whose consent is necessary and their interest in the premises and listing all encumbrances;
 - “As-built” plans of such required improvements as have been completed, unless other arrangements are made to guarantee that “as-built” plans will be submitted;
 - A lot closure report;
 - If required improvements have not been completed, plat performance bond or other security conforming to LMC 19.80.210;
 - If a local improvement district is proposed, a petition for creation of the district, unless the city council in approving the preliminary plat indicated it would create a district by resolution;
 - Payment of any inspection and final application fees as required by this chapter and Chapter 19.06 LMC;
 - Bill of sale for all infrastructure as applicable;
 - Quit claim deed for all public real property and dedication deeds as required;
 - Affidavit of no liens;
 - Maintenance bond and warranty deeds; and
 - Three copies of operations and maintenance manuals for all mechanical components installed.

Comments: _____

NOTES TO APPLICANT/SUBDIVIDER:

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

Comments: _____

SIGNATURES:

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

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

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

Signature of Applicant: _____

Date: 8/24/23

Signature of Property Owner: _____

Date: 8/24/23

Signature of Property Owner: _____

Date: _____

Final Subdivision Plat Submittal Requirements

<https://www.codepublishing.com/WA/Longview/#!/Longview19/Longview1980.html#19.80.150>

19.80.150 Submission of construction plans.

After approval of a preliminary subdivision application and prior to the beginning of construction and installation of improvements or performance bonding or other assurance in lieu thereof, the applicant shall submit to the city engineered construction plans for all required improvements. Upon approval of the construction plans and prior to submission of the final plat, the applicant shall proceed to construct and install required improvements to completion, unless assurances as set forth in LMC 19.80.210 are accepted. Construction plans shall be drawn at a scale of no more than 40 feet to one inch with the following information shown:

- (1) Vicinity map.
- (2) Streets.
 - (a) Profiles showing original ground elevation and proposed elevations along centerlines of all streets;
 - (b) Radii of curves, lengths of tangents, angles, bearings on street centerlines, right-of-way, pavement widths, monuments; and
 - (c) Structural section of streets, curbs and sidewalks and ADA ramp design.
- (3) Stormwater management.
 - (a) Overall project and individual lot grading plans including approximate quantities of fill and excavation;
 - (b) Construction erosion and sediment control plans;
 - (c) Location of drainage and other utilities easements;
 - (d) Plan and profile view of stormwater drainage infrastructure including size, type, location, depth and connections;
 - (e) Plan and profile view of stormwater management best management practices and facilities including size, location, drainage area, and inlet and outlet details; and
 - (f) Conservation, open space, and/or landscaped areas being utilized as low impact development (LID) stormwater best management practices.
- (4) Water mains. Plan and profile view of the location, size, type, depth and connections for lines, valves and fire hydrants.
- (5) Sanitary sewers. Plan and profile view of the locations, grades, connection elevations, pipe sizes and types, depths, lateral locations and manhole locations.
- (6) Illumination, striping and signing plan.
- (7) Landscaping and open space management plan.
- (8) Plan of other utilities: power, garbage.
- (9) All other information required by the city or required by plat conditions such as retaining walls.
 - (a) Applicable city of Longview standard details and notes.
 - (b) North arrow. (Ord. 3351 § 17, 2017; Ord. 3090 § 2, 2009).

19.80.160 Final plat procedure.

- (1) Preparation. After approval of the preliminary plat and the detailed construction plans and within the time limits set forth in this chapter, the applicant shall cause to be prepared a final plat and the supplementary materials required by this section. The final plat shall:

- (a) Be drawn to the specifications and contain the information required by LMC 19.80.170;
- (b) Conform to the preliminary plat approved by the city council and to any conditions that may have been part of the approval. Slight deviation from the approved preliminary plat may be allowed if the director or city engineer determines such deviations are necessary because of unforeseen technical problems or to protect the public interest;
- (c) Include, in the manner specified by this section, all formal, irrevocable offers of dedication to the public and space for the acknowledgments, endorsements, and certifications; and
- (d) Phasing. The developer may develop the subdivision in phases. Any phasing proposal shall be submitted with the application materials for preliminary approval and be approved by the review authority.

(2) Supplementary Materials. The original hard copy drawing of the final plat shall be accompanied by:

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

(3) Monuments and Proper Markers.

- (a) Monuments shall be placed at all subdivision boundary angle points, points of curvature in streets, and such intermediate points required by the city engineer. The monuments shall be of the type and design as approved by the city engineer and shall be constructed in accordance with city specifications.
- (b) The boundary points of all blocks within the subdivision shall be marked by a galvanized iron pipe or rebar not less than one and one-half inches in diameter and 36 inches in length and firmly driven into the ground.
- (c) All corners of all lots shall be marked by a reinforcement bar or iron pin not less than five-eighths inch in diameter and 36 inches in length, firmly driven into the ground.
- (d) The department of public works shall be furnished with a set of as-built plans showing the location of all lot lines as extended to the lot line and the location of all sewer and water laterals to each lot.

(4) Review by City Engineer. The owner shall submit the original drawing of the proposed final plat and supplementary information stipulated in this section to the department of community development for review. The city engineer shall:

- (a) Inspect the detail and computations of the final plat for conformance with the specifications and standards of this chapter;
- (b) Inspect the final plat for conformance with the preliminary plat approved by the city council and conditions made a part of such approval;
- (c) Determine either that all required improvements have been installed or that certain improvements may properly be deterred under LMC 19.80.210; and
- (d) When the city engineer is satisfied with the detail and computations of the plat, determines that the plat conforms to the preliminary plat and conditions and approves the subdivision, he/she shall signify their approval by signing the original and Mylar copies of the final plat. If the city engineer is not satisfied with the detail and computations of the final plat, and finds that the plat does not conform with the approved preliminary plat and conditions, determines that improvements were installed incorrectly, or is not satisfied with the extent or manner in which completion of improvements would be deferred, he/she shall withhold their signature until the matter is corrected or resolved by the applicant to the satisfaction of the engineer. Prior to approval of the final plat by the city engineer, all engineering review fees shall be paid in accordance with Chapter 19.06 LMC.

(5) Review by the Community Development Director. When the director is satisfied with the details of the plat, determines that the plat conforms to the approved preliminary plat and conditions set thereon, and determines that improvements either are complete or may properly be deferred, he/she shall forward the plat to the planning commission for review. If the director is not satisfied with the detail of the final plat, finds that the plat does not conform with the approved preliminary plat and conditions, determines that improvements were installed incorrectly, or is not satisfied with the extent or manner in which completion of improvements would be deferred, he/she shall return the plat to applicant until the matter is corrected or resolved by the applicant to the satisfaction of the director.

(6) Review by the Planning Commission – Subdivisions. After the inspection by the community development director, the planning commission shall review the proposed final subdivision for conformance with the preliminary plat and conditions approved by the council. Such review shall take place at a regular public meeting.

- (a) If the planning commission finds a final plat to be conforming, the commission chairman shall signify the commission's approval by signing the original drawing and Mylar copies, then shall forward them to the city clerk-treasurer for consideration by the council.
- (b) If the commission finds that a final plat contains significant divergences from the approved preliminary plat, it shall withhold its approval, return the plat sheets to the applicant, and provide a statement indicating the reasons for the withholding of approval and the changes necessary. If the applicant does not modify the proposed final plat to the commission's satisfaction, the city's approval of the preliminary plat shall become null and void. To be reactivated, the plat must be resubmitted as a new preliminary plat subject to the provisions of this division, including payment of preliminary plat review fees.

(7) Review by the City Council – Subdivisions. The city council shall review final plats at a public meeting considering the factors set forth below. The council review shall occur after the director and planning commission have completed review. The council shall determine whether:

- (a) The final plat substantially conforms to the approved preliminary plat and conditions set thereon;
- (b) The public uses and interest will be served by the subdivision and the final plat meets the requirements of Chapter 58.17 RCW and of this chapter;
- (c) Improvements have been completed or properly guaranteed to be completed in accordance with LMC 19.80.210;
- (d) The required dedications, certifications and acknowledgments and signatures required by this chapter have been duly stated and obtained;
- (e) Inspection and street sign fees have been paid;

(f) Proposed covenants are in satisfactory form and ready for recording with the final plat; and

(g) Any other supplementary materials required by this division or by the council have been satisfactorily completed. If the council affirmatively makes the above determinations, the mayor shall inscribe and execute the council's will on the face of the original drawing and Mylar copies of the final plat. If the council withholds approval, it shall return the plat sheets and supplementary material to the applicant and provide a statement of reasons for its decision and of the changes necessary to permit granting approval. (Ord. 3090 § 2, 2009).

19.80.170 Final plat drawing and recording.

(1) The final plat shall be drawn in indelible black ink on a sheet of Mylar having dimensions of 18 by 24 inches, or approved substitute, and on a standard recorder's plat sheet 18 inches by 24 inches, with a three-inch-wide hinged binding on the left border. If more than one sheet is required, the sheets shall be numbered and indexed. The scale may range from 50 feet to the inch, unless otherwise approved by the director; provided, that when more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision on one sheet with block and lot numbers. All signatures on the Mylar and recorder's plat sheet shall be originals. The final plat shall show the following information:

- (a) Name of the subdivision, date, north-pointing arrow and scale;
- (b) Boundary lines of the subdivision tract, with courses and distances marked thereon, as determined by field survey made by an engineer or land surveyor registered in the state of Washington, and determined by them to close with an error of not more than one foot in five thousand feet;
- (c) Lines, including centerlines, and names for all street rights-of-way, other ways, easements and areas intended for public use or granted for use of inhabitants of the subdivision;
- (d) The length and bearing of all straight lines, curves, radii, arcs and tangents of curves;
- (e) Exact width and purposes of rights-of-way, street pavement width and easements;
- (f) Dimensions along each line of every lot in feet and decimals of a foot to the nearest hundredth, with the true bearings, and any other data necessary for location of any lot line in the field;
- (g) Primary control points and all permanent monuments found or established in accordance with this chapter, with descriptions and ties to such control points and to which all dimensions, angles, bearings and similar data given on the plat shall be referred;
- (h) Section and donation land claim lines within and adjacent to the subdivision;
- (i) The front yard setback line for every lot in accordance with the zoning ordinance;
- (j) The names of all subdivisions immediately adjacent to the subdivision;
- (k) A metes and bounds legal description of the subdivided tract;
- (l) All dedication of land shown clearly and precisely on the face of the plat;
- (m) All open space, facilities and improvements reserved for use of the subdivision residents and restrictions on their use shown clearly and precisely on the face of the final plat;
- (n) The parcel numbers written along the left border of the Mylar parallel to the left border;
- (o) The street address of each lot and lot numbers as correspond with those on the construction drawing;
- (p) Statement of the covenants restricting use of subdivision property or reference to the volume and page where recorded separately;
- (q) Reference points to base flood elevations with the base flood elevations listed;

(r) Dedication, Acknowledgment and Endorsement. The following information shall appear on the final plat, Mylar and recorder's plat sheet, lettered and signed in ink:

(i) Legal Description. Metes and bounds description of the subdivided tract.

(ii) DEDICATION

Know all men by these presents that _____, the undersigned _____ owner(s) in fee simple _____ of the land hereby subdivided, hereby declare this subdivision and dedicate to the use of the public forever, all streets and easements or whatever public property; there is shown on the plat and the use thereof for any and all public purposes; also, the right to make all necessary slopes for cuts or fills upon the lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all streets, shown hereon.

(iii) IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this _____ day of _____, 20____.

Signed and Sealed _____

(iv) ACKNOWLEDGMENTS

STATE OF WASHINGTON)

COUNTY OF COWLITZ)

THIS IS TO CERTIFY THAT ON THIS _____ day of _____, 20____, before me the undersigned, a Notary Public, personally appeared _____, to be known to be the individual(s) who executed the foregoing instrument for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have set my hand and seal the day and year in certificate first above written _____ Notary Public in and for the State of Washington residing at _____

(v) Approved this _____ day of _____, 20____.

City Engineer

(vi) Approved this _____ day of _____, 20____.

Chairman, Attest, Secretary

Longview Planning Commission

(vii) Approved this _____ day of _____, 20____.

Mayor, City of Longview Attest, City Clerk

(viii) I hereby certify that the taxes of the land described hereon have been paid to and including the year of 20____.

Cowlitz County Treasurer

(ix) SURVEYOR'S CERTIFICATE

STATE OF WASHINGTON

COUNTY OF COWLITZ

I _____, do hereby certify that the plat of _____ is based on an actual survey, that the distances, courses and angles are shown hereon correctly, that the monuments have been set and lot corners staked correctly on the ground.

Licensed Land Surveyor

Subscribed and Sworn before me this ____ day of _____, 20__.

Residing at _____

(x) Filed for record at the request of this ____ day of _____, 20__ at ____ minutes past ____ o'clock __M., and recorded in Volume ____, of Plats, on page _____, Records of Cowlitz County, Washington.

Cowlitz County Auditor

Deputy Auditor

(xi) PROTECTIVE COVENANTS

1. A list of conditions and/or restrictions imposed either by the city upon the applicant or by the applicant upon purchasers of lots or tracts within the subdivision when the developer proposes to impose restrictions more strict than the requirements of the zoning ordinance in effect, as to the use of the lots, yard requirements, open spaces or building lines, a statement of the provisions and means whereby such restrictions are to be imposed shall be listed on the plat and filed with the plat, unless otherwise approved by the director.

2. Filing. The applicant shall pay the county auditor recording fee for the final plat to the Community Development Director. Said payment shall be made at the time application for final plat approval is made. Upon approval of the final plat by the city council the director shall file the original drawing of the final plat for recording with the county auditor. One reproduced full copy of mylar material shall be furnished to the city engineer. One reproduced full copy of mylar material shall be furnished to the county engineer's office.

(Ord. 3090 § 2, 2009).

19.80.180 Modification to adopted standards.

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

- (a) There are topographical or physical conditions such as steep slopes, wetlands, water area structures, streets, utilities, lot patterns, street patterns or other conditions that justify departure from strict adherence to the standard to be modified;

- (b) That the modification is consistent with sound engineering principles and it will be safe, practical and efficient;
- (c) That the proposed modification is consistent with the intent and purpose of the standard being modified;
- (d) That the proposed modification is consistent with the goals and policies of the comprehensive plan;
- (e) Hardship, as distinguished from mere inconvenience would result from strict compliance with the standards of this chapter;
- (f) The modification complies with the spirit and intent of this chapter and will not be detrimental to the public health, safety, or welfare or injurious to other property in the vicinity; and
- (g) In the case of a modification to sidewalk standards, adequate provision will be made for pedestrian and bicyclist movement and safety.

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

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

19.80.190 Modifications to approved preliminary plats.

Modifications to an approved preliminary plat prior to final plat approval and recording may be approved consistent with this section. For the purposes of this section, "modification" shall mean any change to an approved preliminary plat and associated conditions required by the community development director.

(1) Modifications that result in an increase in density or a change in design that has the potential to substantially impact abutting properties or result in a substantial departure from the approved preliminary plat, as determined by the community development director, shall be referred to the planning commission for recommendation, with final decision issued by the city council and shall require public notice and hearing in accordance with the preliminary plat process outlined in this chapter. At the community development director's discretion, modification requests that are considered minor in scope will be processed administratively by the city, upon review by city staff;

(2) Any decision granting or denying a modification request shall be in writing and supported by findings of fact and conclusions which address the criteria for modification as follows:

- (a) There will be no significant adverse impact to neighboring property or the general public as a result of the modification;
- (b) The modification is not contrary to the purpose section of this title or to any policy or provision of the zoning code or applicable sewer, water, storm drainage or transportation plans;
- (c) The modification protects the public interest and will result in a preferred design as determined by the community development director; and

(3) Conditions may be required to protect the public interest, achieve compliance with the comprehensive plan, and to mitigate any adverse impacts resulting from approval of the modification. (Ord. 3090 § 2, 2009).

19.80.200 Alteration or vacation of approved subdivisions.

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

19.80.210 Assurance for completion and maintenance of improvements.

(1) Responsibility for Construction and Installation of Improvements.

(a) It shall be the responsibility of the applicant to construct and install permanent and interim improvements required by this section or this chapter or as otherwise required by the city council, with the expense of making such improvements to be borne solely by the applicant. However, the city council may form a local improvement district when an improvement will serve a wider area than the subdivision alone. Work performed within current or future public right-of-way shall comply with the bonding requirements of this section, public works department policies and standards, and this chapter.

(b) Construction, repair, expansion, improvements or other provision of off-site improvements required by the city council as part of preliminary plat approval shall be the responsibility of the applicant, unless the city council resolves to share the responsibility and cost with the applicant or to create a local improvement district to bear the entire cost or a portion thereof.

(c) The city council may defer construction or installation of any improvement required as part of a proposed subdivision when in its judgment, future planning considerations, lack of connecting facilities, or other circumstances make the improvement inappropriate at the time. In such event, the council may require one or more of the following prior to final plat approval:

(i) That the applicant dedicate land for future construction or installation of the improvement;

(ii) That the applicant pay to the city their share of the cost, as estimated by the city engineer, of constructing or installing the improvement at a later date; said payment shall be held in an account reserved for future improvement, and any unused portion shall be returned to the applicant; and/or

(iii) That the applicant post a bond or other security in conformance with this chapter assuring completion of said improvement by the applicant at the demand of the city.

(2) Options for Completion of Permanent and Interim Improvements.

(a) Permanent Improvements. No final plat shall be approved by the city council unless one or a combination of the following methods assuring completion and maintenance of permanent improvements required of the applicant is satisfied:

(i) All improvements of the applicant have been completed to the satisfaction of the city engineer; or

(ii) The applicant posts a plat performance bond, in an amount and with surety and conditions satisfactory to the city, in a form approved by the city attorney, providing for and securing to the city the actual construction and installation of such improvements within a period specified by the city, and expressed in the bond. All bonds must be consistent with the standards of this chapter and all public works standards; or

(iii) The applicant submits a letter of credit from a bank, on a form approved by the city attorney, authorizing a draft from the bank for an amount sufficient to assure satisfactory completion of improvements; said letter shall be accompanied by an agreement between the applicant and the city as set forth in this section; or

(iv) The applicant submits a certified or cashier's check or assignment of funds, on a form approved by the city attorney, securing to the city the satisfactory completion of the incomplete portion(s) of the improvements required of the applicant. Such check or assignment shall be made payable to the city, and shall be accompanied by an agreement between the city and applicant as set forth in this section.

(b) Maintenance Bonds. As assurance against defective workmanship or materials used in constructing or installing permanent improvements dedicated to the public, the applicant shall be responsible for maintenance of and correction of any defects in said improvements for a period of two years following certification of completion by the city engineer. The maintenance bond shall be for 15 percent of the cost of the improvements. If improvements are not maintained or if defects are not corrected as requested by the engineer, the city may cause the work to be done and may recover the full cost thereof from the applicant or may seek another remedy. The developer shall be responsible for maintenance of interim improvements and at the time deemed appropriate by the city engineer, for their removal. The form must be approved by the city attorney.

(c) Warranty bond will be required before final acceptance of the project, to cover the one-year warranty period for specialty items such as pump stations and associate appurtenances, reservoirs and traffic signals and other defects in the workmanship.

(d) Interim Improvements. In any case when an applicant is required to construct an interim improvement, one or a combination of the forms of security set forth in this section shall be required to assure maintenance of the interim improvements until the permanent improvements are constructed, and, at the appropriate time as determined by the city engineer, removal of the interim improvement.

(3) Conditions of Bond or Agreement.

(a) Any plat performance bond or other security posted in conformance with this chapter shall be subject to the conditions of this section. In the event of personal bonds, letters of credit, checks or assignments of funds, there shall be executed a formal agreement between the city and the applicant prior to final plat approval fulfilling the conditions of this section.

(b) The improvements to be completed and maintained, and in the case of interim improvements, the improvements to be maintained and removed by the developer shall be specified in the bond or agreement.

(c) The amount of any bond or other security posted or submitted shall be at least 150 percent of the cost of completion of improvements as estimated by the city engineer. In the event of interim improvements, the amount shall include the cost of their completion, maintenance and removal as estimated by the city engineer. The developer may provide cost estimates to the city engineer.

(d) The period in which improvements must be completed shall be specified in the plat performance bond or agreement, which period shall not exceed 18 months from date of final plat approval. Requests for extension shall be made to the planning commission for consideration at a public meeting and shall require a recommendation from the city engineer. The commission shall determine whether sufficient progress has been made and good faith indicated to warrant an extension. The commission shall forward a recommendation to the city council, which shall have sole authority to grant extensions.

(e) Any plat performance bond or agreement shall provide that in the event the specified improvements are not completed within the time limit, the city may declare the bond or agreement to be in default, may complete the work to city specifications, and may recover the full cost thereof from the developer, surety company, bank or cosigner of the security. If the amount of the plat performance bond or other security is less than the cost incurred by the city, the developer shall be liable to the city for the difference. If the amount is greater than the cost incurred by the city, the city shall release the remainder. In the case of any suit or action to enforce provisions of this chapter, the applicant shall pay to the city all costs incidental to litigation, including reasonable attorney fees.

(f) Any plat performance bond or agreement posted or secured under this chapter shall be binding upon the applicant, their heirs, successors and assigns.

(g) Inspection, Maintenance and Removal. Any plat performance bond and any agreement accompanying other secure methods shall include inspection costs.

(4) Inspection and Maintenance of Improvements.

(a) Improvements shall be inspected by the city engineer or designee at the start, during, and at completion of construction and installation. The person, firm or contractor actually performing the work shall notify the city engineer at least 24 hours in advance of commencing operations or commencing any construction phase.

(b) Inspection Fee. After completion of improvements, the applicant shall reimburse the city for the actual cost of the inspections. Such inspection fee shall be paid to the city in accordance with Chapter 12.10 LMC. Payment of inspection fees for improvements whose completion is deferred by plat bonding or other security shall be made to the city upon completion of the improvements.

(c) After completion of improvements, the applicant shall reimburse the city for the actual cost of the inspections. The city shall have authority to invoke any bond or other security posted by the applicant to recover actual inspection costs from the developer, surety company, bank or cosigner or to seek other remedy.

(d) As assurance against defective workmanship or materials employed in the construction or installation of permanent improvements dedicated to the public, the developer at their expense shall be responsible for maintenance of and correction of any defects in said improvements for a period of two years following certification of completion by the city engineer. If improvements are not maintained or if defects are not corrected as requested by the city engineer, the city may invoke any bond or other security posted by the applicant, may cause the work to be done, and may recover the full cost thereof from the applicant, surety company, bank or cosigner, or may seek other remedy.

(e) The developer shall be responsible for maintenance of interim improvements, and, at the time deemed appropriate by the city engineer, for their removal. If interim improvements are not adequately maintained, and at the appropriate time removed, the city may invoke any bond or other security posted by the applicant, may cause the work to be done, and may recover the full cost thereof from the developer, surety company, bank or cosigner, or may seek other remedy.

(5) Issuance of Building Permits. No building permit shall be issued prior to final plat approval and until completion of essential site improvements including but not limited to water distribution system including fire protection, sanitary sewer system, storm drain system, final street surfacing, traffic-control devices and street lighting, and other infrastructure as deemed adequate by the city engineer. No occupancy permit shall be issued prior to satisfactory completion of required improvements unless otherwise bonded for and approved by the city.

(6) As-Built Plans. After completion of all required improvements but prior to acceptance of completed work by the city engineer, the applicant shall furnish the city engineer with an acceptable set of reproducible plans indicating the as-built condition of the work. Such plans shall show all changes, additions and deletions in alignments, grades and other engineering detail from the original detailed construction plans, all which shall be certified by a civil engineer registered in the state of Washington responsible for the work. The spatial data (e.g., C.A.D. drawings, etc.) shall also be supplied to the city. (Ord. 3090 § 2, 2009).

19.80.220 Latecomer reimbursement.

(1) Agreement on the city's part to invoke the process set out in either Chapter 35.72 or 35.91 RCW is declared to be strictly discretionary with the city and the city's denial of such a request shall establish no rights of action on the part of any potentially benefiting developer whatsoever. Further, the process for latecomer reimbursement for any type of improvement shall not be deemed commenced until the city council, by majority vote, has accepted the application of a developer.

(2) As a condition to applying for a latecomer reimbursement contract, the applicant shall be required to execute a disclaimer acknowledging that the city shall not be liable for contribution or damages in the event the developer does not recoup contribution from latecomers due to lack of development or neglect by the city in collecting the contribution. Such disclaimer shall not be construed, however, to imply that the city is not obligated to distribute actual amounts collected from latecomers to the developer.

(3) Application/Processing Fees.

(a) A nonrefundable application fee as established by resolution of the city council shall accompany any such application. Water and sewer facilities to be installed simultaneously may be combined in one application. Application for street projects must be separate and shall require a separate application fee.

(b) In the event the city council accepts the application, a processing fee shall be established for each application which shall be no less than \$250.00. Such fee shall be established by the city council.

(4) The processing of latecomer contract requests shall be in compliance with the policies and procedures prepared by the public works director and approved by the city council. (Ord. 3090 § 2, 2009).

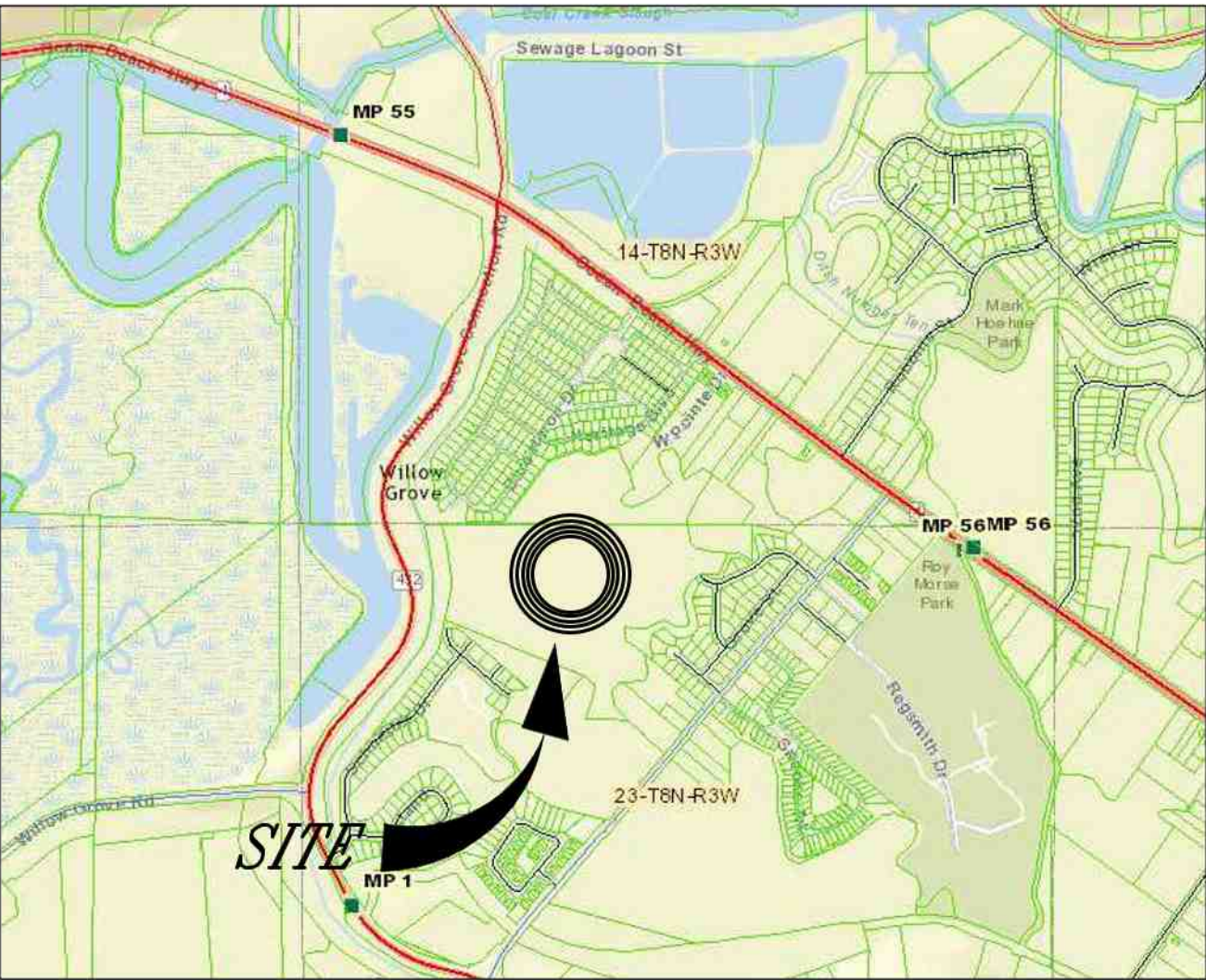
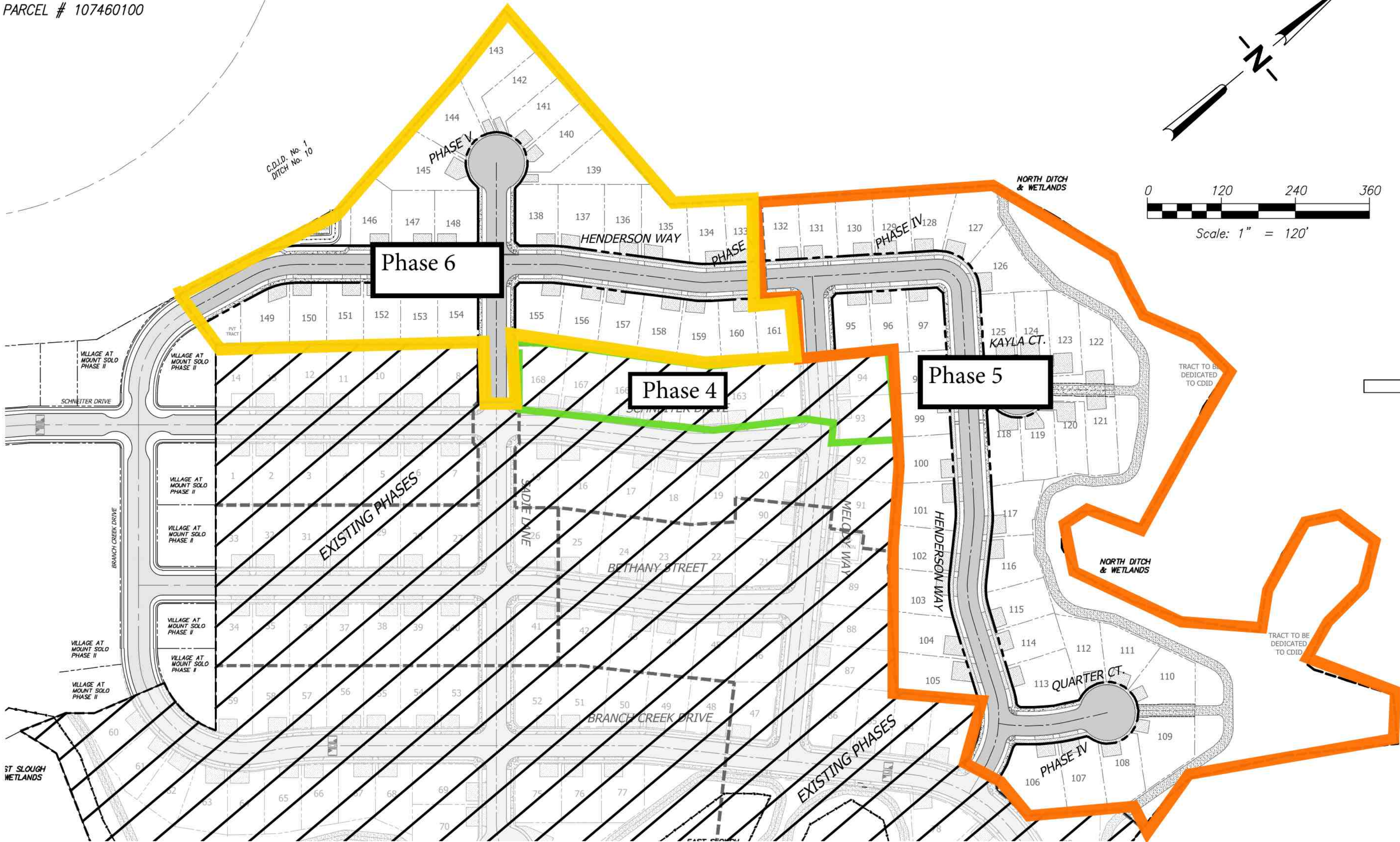
19.80.230 Appeals.

(1) Subdivisions. Any judicial appeals of the city council's final decision on a preliminary subdivision may be filed as set forth in Chapter 36.70C RCW. (Ord. 3090 § 2, 2009).

MT. SOLO PLACE PHASES IV & V

CITY OF LONGVIEW, WASHINGTON

BEING A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN COWLITZ COUNTY, WASHINGTON.
PARCEL # 107460100



VICINITY MAP
NTS

VERTICAL DATUM:

NAVD 88

BENCH MARK:

F202
3" DISK NW BAKER CORNER STORE
ELEVATION = 5.77', $\frac{29}{100}$ DATUM

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LEGEND

EXISTING:

- SAN LATERAL
- SAN CLEANOUT
- SAN MANHOLE
- SAN MAIN
- WAT METER
- WAT MAIN
- WAT BLOWOFF
- FIRE HYDRANT
- STM CATCHBASIN
- STM MANHOLE
- STM AREA DRAIN
- STM MAIN
- CENTERLINE
- FENCE
- 5' CONTOUR
- 1' CONTOUR
- PAVEMENT
- CONCRETE
- PHASE LINE

PROPOSED:

- SAN LATERAL
- SAN CLEANOUT
- SAN MANHOLE
- SAN MAIN
- WAT METER
- WAT MAIN
- WAT BLOWOFF
- FIRE HYDRANT
- THRUST BLOCK
- WAT FITTING
- WAT VALVE
- STM CATCHBASIN
- STM MANHOLE
- STM AREA DRAIN
- STM MAIN
- CENTERLINE
- FENCE
- 5' CONTOUR
- 1' CONTOUR
- PAVEMENT
- CONCRETE

OWNER/DEVELOPER

HINTON DEVELOPMENT CORP.
14010-A NE 3RD COURT, SUITE 106
VANCOUVER, WA 98685
PHONE: (360) 546-1220
ATTN: ROB HINTON
EMAIL: ROB@HINTONDEVELOPMENT.COM

CONTACT/ENGINEER

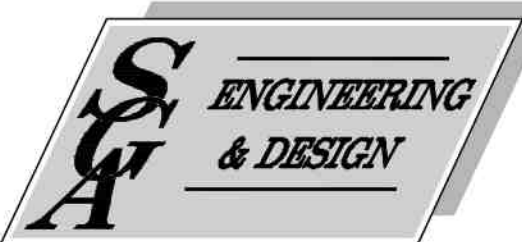
SGA ENGINEERING, PLLC
2005 BROADWAY
VANCOUVER, WASHINGTON 98663
PHONE: (360) 993-0911
FAX: (360) 993-0912
EMAIL: JMATTOS@SGAENGINEERING.COM

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COLUMBIA WEST ENGINEERING, INC.
11917 NE 95TH STREET
VANCOUVER, WA 98682
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SURVEYOR

MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WASHINGTON 98661
PHONE: (360) 694-3313
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EMAIL: DAR@MGSURVEY.COM



CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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



COVER SHEET

MT. SOLO PLACE
PHASES IV & V

WASHINGTON

CITY OF LONGVIEW

APPROVED

REVISIONS

② REVISED PHASING AS SHOWN ON THIS SHEET 7-8-23

DESIGNED BY: NAW
DRAWN BY: NAW
CHECKED BY: JTM
SCALE: AS SHOWN

JOB NUMBER
0802

SHEET
C1.0

Chapter 19.XX

COTTAGE HOUSING

Sections:

19.XX.010	Title.
19.XX.020	Purpose and intent.
19.XX.030	Applicability.
19.XX.040	Authority and administration.
19.XX.050	Development standards and requirements.
19.XX.060	Enforcement.
19.XX.070	Severability.

19.XX.010 Title.

This chapter shall be known and may be cited as the “City of Longview Cottage Housing Ordinance.” [Ord. XXXX]

19.XX.020 Purpose and intent.

It is the intent of this chapter to:

- A. Support the city’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. XXXX.]

19.XX.030 Applicability.

The regulations contained in this chapter shall apply in areas classified as “Residential” in the Longview Comprehensive Plan. [Ord. XXXX.]

19.XX.040 Authority and administration.

All applications under this chapter shall be made to the City of Longview Building and Planning/Community Development 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. XXXX.]

19.XX.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 Longview Municipal Code. The minimum site area standards of LMC 19.66 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 LMC 19.20.030-1.

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 LMC 19.78. 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 (LMC Chapter 16) 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. XXXX.]

19.XX.060 Enforcement.

City of Longview Department of Building and Planning/Community Development is hereby charged with enforcement of this chapter. [Ord. XXXX.]

19.XX.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. XXXX.]



Chapter 19.XX

SHARED DRIVEWAYS

Sections:

19.XX.010	Title.
19.XX.020	Purpose and intent.
19.XX.030	Applicability.
19.XX.040	Authority and administration.
19.XX.050	Development standards and requirements.
19.XX.060	Enforcement.
19.XX.070	Severability.

19.XX.010 Title.

This chapter shall be known and may be cited as the “City of Longview Shared Driveways Ordinance.” [Ord. XXXX]

19.XX.020 Purpose and intent.

It is the intent of this chapter to:

- A. Support the city’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 an infill of residential style housing. [Ord XXXX.]

19.XX.030 Applicability.

The regulations contained in this chapter shall apply in areas classified as “Residential” in the Longview Comprehensive Plan. [Ord. XXXX.]

19.XX.040 Authority and administration.

All applications under this chapter shall be made to the City of Longview Building and Planning/Community Development department. The Director or his/her designee in consultation with the City Engineer and Fire Marshal 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. XXXX.] All new or revised driveways that include City of Longview Right-of-Way requires a Right-of-Way permit from the Public Works Department prior to construction or demolition. All development will meet the City of Longview Public Works Standards found in LMC []

19.XX.050 Development standards and requirements.

- A. Two options exist for review of a shared access:

1. Driveways and Joint Usage Driveways. Urban or rural driveways and joint usage driveways serving two or fewer lots have the minimum width or surfacing requirements of subsection 19.78.060 & 12._____ of the Longview Municipal Code. The minimum width of an access easement serving two or fewer lots is twenty feet.

2. Access Easements. Property accesses serving four or more lots and more than one hundred fifty feet in length as measured from the connecting road near side right-of-way line to the farthest exterior wall of an occupied unit are access easements. Unless an alternate approved emergency vehicle access is provided, access easements shall also serve as an emergency vehicle access. Access easements are privately owned and maintained by the property owners being served and are not the responsibility of the county. Access easements shall have the following requirements:

a. The minimum width of the tract or access easement serving four or more lots shall be thirty feet.

b. The base and surfacing shall provide a minimum traveled way of twelve feet with turnouts one every three hundred to five hundred feet, depending on line of sight, for fifty feet in length of twenty feet in width and be designed and constructed as an all-weather road. A hammerhead or cul-de-sac needs to be provided for turnaround. The minimum base and surfacing shall be six inches of compacted gravel base, crushed surfacing base course or crushed surfacing top course. A twenty-foot-wide clear zone will be provided full length for access easement.

c. Suitable drainage in the form of ditches and cross culverts shall be provided along the full length of the access easement. Any bridges or drainage structures shall meet the requirements of LMC Chapter [].

d. Access easements serving three or more lots shall be via private road meeting the standards of the City of Longview fire marshal, including Chapter 5 and Appendix D of the International Fire Code published by the International Code Council (ICC) as the same now exists or may hereafter be amended. (Ord. TLS 14-08-31B Exh. B (part); Ord. TLS 13-11-40B Exh. B (part); Ord. TLS 09-11-49E (Exh. B) (part); Ord. TLS 04-02-30B Exh. A (part))

Consideration for a Shared Driveway does not exempt the applicant from meeting the standards required by Public Works. Minimum Lot Frontage/Width requirements in LMC Table 19.20.030-1 'Density and Dimensional Standards by Zone' may be offset with approval for an alternate Frontage with approval from the Community Development Director or Designee, and Fire Marshall.

19.XX.060 Enforcement.

City of Longview Department of Building and Planning/Community Development is hereby charged with enforcement of this chapter in relation to Private Property. Consultation with the City of Longview Public Works Department will take place as needed in regard to Right-of-Way. [Ord. XXXX.]

19.XX.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. XXXX.]

19.20.030 Density and dimensional standards.

Table 19.20.030-1 provides the density and dimensional standards for each zone. Note that other dimensional standards may be approved as part of a planned unit development (PUD) per Chapter 19.66 LMC for new subdivisions and other forms of larger-scale development. A PUD cannot be used to increase density over the base zoning standards. No building, structure or use shall hereafter be erected, constructed or established on a lot that does not meet the requirements for lots as contained in this chapter and for the district in which said lot is located, except for nonconforming lots of record as defined in Chapter 19.09 LMC.

Table 19.20.030-1 Density and Dimensional Standards by Zone

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)* 11	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%
Notes/Additional Standards: 1. Residences designed as zero lot line units, including two-unit townhouse structures, shall adhere to the standards set forth in LMC 19.20.050(5) for lot width/frontage. 2. The allowable density may be increased to up to 12 units in TNR zones areas that are outside of the Columbia Valley Gardens neighborhood, as presently defined in the Longview Comprehensive Plan (Figure 3-1) or as subsequently amended. 3. To utilize the reduced setback in any of the residential districts, alley access must be provided and all off-street parking, garages and driveways for a given lot and residence shall be located and accessed from the alley. In the R-1, R-2, and TNR districts, the reduced front yard setback applies to lots in a subdivision or short subdivision where the reduced setback was approved as part of the overall approval process for the subdivision or short subdivision. In the R-3 and R-4 districts, there shall be a minimum of an eight-foot-wide planting strip along the fronting street. If there is a narrower or no eight-foot-wide planting strip, the reduced front yard setback is allowed only upon receiving a special property use permit per Chapter 19.12 LMC. The term “planting strip” is defined in LMC 12.02.010. 4. See LMC 19.20.070(3)(c). 5. For single-family attached housing units (e.g., townhouses), the setback for the nonattached side of a dwelling unit (end units) shall be 10 feet (excepting corner lots), otherwise there is no side yard setback.					

Standard	Zoning District				
	R-1	R-2	R-3	R-4	TNR
6. Homes in the TNR zone may utilize the zero lot line setback provisions set forth in this chapter. 7. See LMC 19.20.080(4)(c). 8. Townhouse units/lots are not subject to the maximum impervious area standard. 9. Height limits apply only if the property is adjacent to the R-1 residential district or the traditional neighborhood residential district. 10. For multifamily development with a density over 30 units per acre the minimum lot size shall be 12,000 square feet.					
11. Alternate Minimum Lot Frontage/Widths may be approved in accordance with LMC 19.XX as approved by the Community Development director or designee, and Fire Marshal.					

(Ord. 3384 § 2, 2018; Ord. 3369 § 1, 2018; Ord. 3263 § 1, 2014; Ord. 3182 § 3, 2011; Ord. 3122 § 14, 2010).