



City of Longview

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

Agenda

City Council

*Mayor MaryAlice Wallis
Mayor Pro Tem Michael Wallin
Council Member Ruth Kendall
Council Member Angie Wean
Council Member Spencer Boudreau
Council Member Hillary Strobel
Council Member Christopher Ortiz*

Thursday, October 26, 2023

6:00 PM

2nd Floor, 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 Office at 360.442.5004 48 hours in advance if you require special accommodations to attend the meeting. Please note - virtual attendees may comment verbally during public hearings only. Virtual attendees may also submit written comments to the Clerk's Office with the heading, "Public Comment for disbursement to the City Council".

<https://us02web.zoom.us/j/82394132374>

Telephone options (dial any of the following numbers):

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

Webinar ID: 823 9413 2374

1. CALL TO ORDER
2. INVOCATION*/FLAG SALUTE
3. ROLL CALL
4. WORKSHOP

23-001621 2024 STATE LEGISLATIVE AGENDA - GORDON THOMAS HONEYWELL (TIME ESTIMATE 60 MINUTES)

5. APPROVAL OF MINUTES

23-001481 OCTOBER 12, 2023 REGULAR MEETING MINUTES**6. CHANGES TO THE AGENDA****7. PRESENTATIONS & AWARDS****23-001578 AFFORDABLE HOUSING - HOSWWA (TIME ESTIMATE 30 MINUTES)****8. CONSTITUENTS' COMMENTS (Thirty Minutes)****9. PUBLIC HEARINGS****23-001632 PUBLIC HEARING – AMEND THE 2024 - 2029 SIX YEAR TRANSPORTATION IMPROVEMENT PLAN (TIP) AND RIVERCITIES TRANSIT PROGRAM OF PROJECTS (POP)****RECOMMENDED ACTION:****CONDUCT THE PUBLIC HEARING AND ADOPT RESOLUTION NO. 2465.****10. BOARD & COMMISSION RECOMMENDATIONS****23-001628 MT. SOLO PLACE PHASE 3B & 4 FINAL PLATS****RECOMMENDED ACTION:****MOTION TO APPROVE PLANNING COMMISSION RECOMMENDATION TO CONSIDER THE FINAL PLAT APPLICATION FOR MT. SOLO PLACE PHASE 3B AND 4 FOR APPROVAL****23-001629 5824 OCEAN BEACH HIGHWAY REZONE****RECOMMENDED ACTION:****MOTION TO APPROVE PLANNING COMMISSION RECOMMENDATION OF APPROVAL FOR REZONE OF 5824 OCEAN BEACH HWY AND DIRECT THE CITY ATTORNEY TO PREPARE AN ORDINANCE FOR THE ZONING DESIGNATION****23-001631 636 CALIFORNIA WAY CODE AMENDMENT****RECOMMENDED ACTION:****MOTION TO APPROVE PLANNING COMMISSION RECOMMENDATION TO PERMIT MULTIFAMILY IN THE MIXED-USE COMMERCIAL/INDUSTRIAL (MUCI) ZONE AS SPECIAL PROPERTY USE (SPU) AND DIRECT THE CITY ATTORNEY TO PREPARE AN ORDINANCE AMENDING LMC 19.58.****23-001638 THIRD ROUND NEIGHBORHOOD PARK GRANT APPLICATION****RECOMMENDED ACTION:****MOTION TO APPROVE THE THIRD ROUND OF THE NEIGHBORHOOD PARK GRANT PROGRAM FOR FUNDING****11. ORDINANCES & RESOLUTIONS****23-001633 ORDINANCE NO. 3496 – ESTABLISHING STANDARDS FOR PUBLIC WORKS AMENDING CHAPTER 14.04, “STANDARD SPECIFICATIONS FOR PUBLIC WORKS.”****RECOMMENDED ACTION:****MOTION TO ADOPT ORDINANCE NO. 3496**

12. MAYOR'S REPORT**13. COUNCILMEMBERS' REPORTS****14. CONSENT CALENDAR****23-001611 APPROVAL OF CLAIMS****23-001634 BID REVIEW – DOWNTOWN RECTANGULAR RAPID FLASHING BEACONS****RECOMMENDED ACTION:****MOTION TO ACCEPT THE LOW BID AND AWARD TO MIDWAY UNDERGROUND LLC. IN THE AMOUNT OF \$1,045,388,50****23-001636 REQUEST TO SET PUBLIC HEARING FOR NOVEMBER 14, 2023 FOR THE 2022 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) REQUIRED BY HUD.****RECOMMENDED ACTION:****MOTION TO SET PUBLIC HEARING FOR NOVEMBER 14, 2023 FOR THE 2022 CONSOLIDATED ANNUAL PERFORMANCE REPORT (CAPER) REQUIRED BY HUD.****23-001639 ORDINANCE NO. 3497 AND ORDINANCE NO. 3498 ZONING AND ANNEXATION OF A SINGLE PARCEL ON RUTHERGLEN ROAD****RECOMMENDED ACTION:****MOTION TO ADOPT ORDINANCE NO. 3497 AND ORDINANCE NO. 3498****15. CITY MANAGER'S REPORT****23-001622 HUMANE SOCIETY UPDATE****16. MISCELLANEOUS****17. EXECUTIVE SESSION****23-001482 EXECUTIVE SESSION PER RCW 42.30.110(1)(G) TO REVIEW THE PERFORMANCE OF A PUBLIC EMPLOYEE****18. ADJOURNMENT**

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

NEXT SPECIAL COUNCIL MEETINGS:**TUESDAY, NOVEMBER 14, 2023 - 6:00 P.M. (NOVEMBER 9, 2023 CANCELLED)****TUESDAY, NOVEMBER 28, 2023 - 6:00 P.M.. (NOVEMBER 23, 2023 CANCELLED)****NEXT SPECIAL COUNCIL WORKSHOPS:****FRIDAY, NOVEMBER 17, 2023 – 9:00 A.M. - COUNCIL STRATEGIC & OPERATIONAL TRAINING****THURSDAY, DECEMBER 7, 2023 - 5:00 P.M. - UTILITY RATES**

NEXT REGULAR COUNCIL MEETING:
THURSDAY, DECEMBER 14, 2023 – 6:00 P.M.

CITY OF LONGVIEW

2024 LEGISLATIVE AGENDA DEVELOPMENT

Josh Weiss and Annika Vaughn
GORDON THOMAS HONEYWELL GOVERNMENT RELATIONS

MEETING AGENDA

- 👤 Overview of Legislative Process
- 👤 What to Expect in 2024
- 👤 Overview of Agenda Setting Process and Policy Document
- 👤 Discussion

LEGISLATIVE PROCESS OVERVIEW – LEGISLATIVE SESSION

- 👤 The Washington State Legislature convenes annually on the 2nd Monday in January
- 👤 Legislative sessions are defined by the biennium, or the two-year period in which bills are considered
- 👤 1st year of the biennium is a long session, lasting for 105 calendar days
 - 👤 Adopt state budgets: Operating, Capital, Transportation
 - 👤 Policy bills
 - 👤 All bills that do not pass during the long session are retained in present status and eligible to be reconsidered in the following short session
- 👤 2nd year of the biennium is a short session, lasting for 60 calendar days
 - 👤 Adjustments, additions and small changes to the state budgets: Operating, Capital, Transportation (Supplemental Budgets)
 - 👤 Policy bills – generally not tax-related or other extremely contentious issues

LEGISLATIVE PROCESS OVERVIEW – BILL PROCESS

-  **Introduction:** A bill may be introduced in either the Senate or House of Representatives by a legislator. The bill must follow the process in both chambers.
-  **Policy Committee:** If the bill is scheduled, a public hearing is held, and the committee discusses its merits. The committee and committee chair have three options: vote the bill out of committee in its current form, vote the bill out of committee with amendments, or not scheduling the bill to be voted out of committee (the bill dies). If the bill is voted to move out of the policy committee, it will then move to a fiscal committee if it has a fiscal impact. Bills that do not have fiscal impact move directly to the Rules Committee.
-  **Fiscal Committee:** If the bill has a fiscal impact on the state, it must go through a fiscal committee. The committee and committee chair have three options: vote the bill out of committee in its current form, vote the bill out of committee with amendments, not scheduling the bill to be voted out of committee (the bill dies). If the bill is voted to move out of committee, it will then move to the Rules Committee.

LEGISLATIVE PROCESS OVERVIEW – BILL PROCESS

 **Rules Committee:** The Rules Committees serve as a process to determine which bills will be placed on the floor calendar for a full vote of the chamber. The members of the Rules Committee are determined by leadership and Rules is always weighted with members of the majority party. At unscheduled intervals, members of this committee will be given a set number of bills that they may choose to advance (generally 2). If the bill is “*pulled*” by a legislator to move along in the process, it will then move to the floor calendar and is eligible to be scheduled for a full vote of that chamber. Several bills die in this committee due to limited committee membership and constraints on the amount of bills being moved.

 **Vote of the Chamber:** The majority party is responsible for scheduling bills to be voted on by the full chamber. If scheduled, legislators will discuss the merits of the bill and amendments may be offered. The chamber will vote on the bill, and if it receives a majority vote, the bill will pass out of the chamber.

 **The process is then repeated in the next chamber.**

LEGISLATIVE PROCESS OVERVIEW – BILL PROCESS

Concurrence & Conference:

-  If there are differences between the two versions of the bill that passed out of each chamber, the bill will return to its chamber of origin. The body will decide whether to concur (approve) on amendments made by the other body, or they will choose not to concur.
-  The other chamber may recede from their amendments or may insist on their amendments and ask for a conference committee to be appointed. Conference committees consist of 2-3 legislators from each chamber, generally including the bill sponsor, who will produce a new version of the bill.
-  The body of origin may vote to adopt or reject the version of the bill that comes out of the conference committee, but further amendments may not be offered.

 **After the conference bill is approved by both chambers, it is considered passed, subject to signatures.**

LEGISLATIVE PROCESS OVERVIEW – LEGISLATIVE PRIORITIES

- 👤 Generally, legislative priorities fall into two categories: budget requests & policy requests
- 👤 Budget requests
 - 👤 Can be capital, operating, or transportation projects or programs
 - 👤 Individual project requests – Lake Sacajawea, Senior Center Improvements, Beech St.
 - 👤 May be supporting agency or statewide request – ex: Housing Trust Fund \$; library capital grant program
 - 👤 Project requests require buy-in from delegation and detailed information: maps, project budget, match, community partners
- 👤 Policy requests
 - 👤 Could be legislation introduced by the City; legislation introduced by other stakeholders and supported by City
 - 👤 City-led legislation takes time to stakeholder; may take multiple sessions to advance

2024 LEGISLATIVE SESSION

Supplemental Budget Year

- Less opportunity for significant investments
- The 2023-25 Capital budget left \$80 million in bond capacity for 2024
- The 2023-35 Transportation Budget focused on implementing Move Ahead WA and existing projects – cost overruns

Changes in Legislative Leadership

- New Senate Operating budget lead – Sen. June Robinson
- New House Minority Leader and Deputy Minority Leader
- Governor race
- Other Statewide Offices (Attorney General, Insurance & Lands Commissioner)

Unfinished Business

- Any bill introduced, but did not pass, in the 2023 session will be eligible for reconsideration + any new proposals

APPROACH TO LEGISLATIVE AGENDA DEVELOPMENT

- 👤 Supplemental “short” sessions are best for continuing priorities or emergent items
- 👤 Funding requests:
 - 👤 Legislature likes to be “last dollar in”
 - 👤 Most successful budget requests have buy-in from the delegation
 - 👤 Require detailed information like pictures, maps and project budget
- 👤 Policy items:
 - 👤 Does the City have a unique story to tell?
 - 👤 Are we adding to or differentiating from the efforts of other partners?
- 👤 Coordinate with delegation well in advance of session

POTENTIAL 2024 LEGISLATIVE PRIORITIES

Capital Budget Requests

-  Lake Sacajawea irrigation pump replacement – \$330,000
-  Mint Valley Golf Course maintenance equipment replacement – \$363,000
-  Roy Morse softball light pole replacement - \$375,000 (City has \$275,000 set aside)
-  Parks vehicle replacements – \$125,000
-  Direct Fill Line Phase 1 - reservoir to Patriot Rail corridor - \$14M total; City has \$7M set aside
-  Direct Fill Line Phase 2 - Patriot Rail corridor to Ocean Beach Highway - \$35M total
-  Police vehicle evidence storage/training facility - \$1.3M

POTENTIAL 2024 LEGISLATIVE PRIORITIES

Operating Budget Requests

-  Blake implementation; indigent defense – \$2M per biennia
-  HOPE Village operating cost for one year (2024) - \$1.5M
-  Public disclosure request compliance assistance (hardware, software, etc.)
- \$25,000

POTENTIAL 2024 LEGISLATIVE PRIORITIES

Transportation Budget Requests

-  Mt. Solo Road (from Willow Grove Road to Reg Smith Drive) - Grind and inlay with HMA, upgrade ADA as needed, water, sewer, and storm drainage improvements - \$2M
-  Alabama Street (from Beech Street to Oregon Way) - Grind and inlay with HMA, upgrade ADA as needed, water, sewer, and storm drainage improvements -\$2.4M
-  32nd Avenue (from Washington Way to Beech Street) - Grind and inlay with HMA, upgrade ADA as needed, water, sewer, and storm drainage improvements - \$1M
-  14th Avenue (from Alabama Street to Baltimore Street) - Reconstruct 14th Avenue from Alabama Street to Baltimore Street including a full roadway

POTENTIAL 2024 LEGISLATIVE PRIORITIES

Policy Requests

-  Support WCIA in request to establish risk pool reinsurance fund/tort reform
-  Support Fire Department request for operating funding for a Fire Service Policy Board
-  Support legislation increasing day labor contracting limits for cities
-  Association of Washington Cities
 -  Public safety – Office recruitment and retention
 -  Infrastructure investment
 -  Behavioral Health
 -  Revise the arbitrary property tax cap

NEXT STEPS

October

- Council brainstorm possible 2024 needs
- GTH and staff draft 2024 Legislative Agenda; distribute to Council for feedback and refinement

November - December

- Develop final proposed priorities
- City Council adopts priorities
- December 13th dinner with 19th LD

The 2024 Legislative Session begins January 8th!

QUESTIONS?

Josh Weiss

State Lobbyist & Partner
jweiss@gth-gov.com

Annika Vaughn

State Lobbyist
avaughn@gth-gov.com





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Minutes

City Council

*Mayor MaryAlice Wallis
Mayor Pro Tem Michael Wallin
Council Member Ruth Kendall
Council Member Angie Wean
Council Member Spencer Boudreau
Council Member Hillary Strobel
Council Member Christopher Ortiz*

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1-301-715-8592
1-312-626-6799
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Webinar ID: 823 9413 2374

1. **CALL TO ORDER**

Mayor Wallis called the meeting to order at 6:02 p.m.

2. **INVOCATION*/FLAG SALUTE**

After the invocation provided by Larry Russell of Shekinah Christian Center, the flag salute was recited.

3. **ROLL CALL**

***Present:** Mayor Wallis, Mayor Pro Tem Wallin, Councilmember Kendall, Councilmember Wean, Councilmember Strobel (on-line), Councilmember Boudreau, Councilmember Ortiz*

***Staff Present:** City Manager Kris Swanson, City Attorney Dana Gigler, City Clerk Tiffany Ostreim, Deputy*

City Clerk Kelly Jensen, Public Works Director Ken Hash, Fire Chief Jim Kambeitz, Police Chief Robert Huhta, Assistant Public Works Director Chris Collins, Human Resources Director Sabrina Fraidenburg, Community Development Planner Mac Kosar

4. **WORKSHOP**

5. **APPROVAL OF MINUTES**

23-001557 SEPTEMBER 28, 2023 REGULAR MEETING MINUTES

A motion was made by Councilmember Kendall, seconded by Councilmember Boudreau, to approve the September 28, 2023 Regular Meeting Minutes. The motion carried unanimously.

6. **CHANGES TO THE AGENDA**

Councilmember Wean requested, prior to Constituent Comments and after Presentations and Awards, to allow conversation on the Vandercook Park Restroom Project. Council concurred.

7. **PRESENTATIONS & AWARDS**

23-001502 PROCLAMATION - DOMESTIC VIOLENCE ACTION MONTH - OCTOBER 2023

RECIPIENT: JILL MATHEWS, EMERGENCY SUPPORT SHELTER MANAGER

Mayor Wallis presented the proclamation to Jill Mathews and Tammy Brown, who accepted on behalf of Emergency Support Shelter.

23-001503 PROCLAMATION - PRO BONO WEEK OCTOBER 22-28, 2023

RECIPIENT: STEVE MADSEN, COWLITZ WAHKIAKUM LEGAL AID

Mayor Wallis presented the proclamation to Steve Madsen, who accepted on behalf of Cowlitz-Wahkiakum Legal Aid.

23-001556 LONGVIEW 100 YEAR MONUMENT - JH KELLY

Abe Ott, JH Kelly, presented.

Vandercook Park Restroom Project

Councilmember Wean requested Public Works review the Vandercook Park Restroom project. Wants opportunity to hear community feedback including security - locking mechanism, lighting, and location. Council discussed pausing the project in order to receive community feedback.

Public Works Director Ken Hash and Assistant Public Works Director Chris Collins agreed the project could be paused.

Jason Still provided public comment.

Sylvia Watson provided public comment.

A citizen, name unstated, provided public comment.

Council concurred to pause the Vandercook Park Restroom project and re-evaluate after opportunity to hear community feedback.

8. **CONSTITUENTS' COMMENTS (Thirty Minutes)**

Mike Pederson provided public comment.

Sarah Curtis provided public comment.

City Manager Swanson spoke on the continuous recruitment process in the Police Department.

A citizen, name unstated, provided public comment.

Shannon Gilman provided public comment.

Derek Fine provided public comment.

*Jeff Wilson provided public comment.
Jason Still provided public comment.
Randy Knox provided public comment.
Chuck Wallace provided public comment.
Erik Halvorson provided public comment.
Victoria, last name unstated, provided public comment.*

9. PUBLIC HEARINGS

23-001558 PROPOSED ANNEXATION – SINGLE PARCEL OFF RUTHERGLEN RD (PARCEL WL2507010, SANDAKER)

RECOMMENDED ACTION:

MOTION TO APPROVE THE PETITION, DIRECT CITY ATTORNEY TO CREATE AN ANNEXATION AND ZONING ORDINANCE

Community Development Planner Mac Kosar presented.

*Mayor Wallis opened the public hearing at 7:14 p.m.
Jason Still provided public comment.
Mayor Wallis closed the public hearing at 7:17 p.m.*

A motion was made by Councilmember Wean, seconded by Councilmember Boudreau, to approve the petition and direct the City Attorney to create an annexation and zoning ordinance. The motion carried unanimously.

10. BOARD & COMMISSION RECOMMENDATIONS

11. ORDINANCES & RESOLUTIONS

23-001582 ORDINANCE NO. 3495 AMENDING CHAPTER 7.29 OF THE LMC REGARDING CAMPING AND STORAGE OF PERSONAL PROPERTY IN PUBLIC PLACES

RECOMMENDED ACTION:

MOTION TO ADOPT ORDINANCE NO. 3495 TO AMEND LMC 7.29 TO INCLUDE ADDITIONAL LANGUAGE REGARDING RELIGIOUS ORGANIZATIONS, PROCESS FOR REVIEW AND RENEWAL OF PERMITS AND COMPLIANCE WITH STATE LAW

City Manager Kris Swanson presented.

City Attorney Dana Gigler clarified ESHB 1220, codified in RCW 35A.21.430 and definition of transitional housing.

Council discussed the presentation.

A motion was made by Councilmember Wean, seconded by Councilmember Ortiz, to adopt Ordinance No. 3495 to amend LMC 7.29 to include additional language regarding religious organizations, process for review and renewal of permits and compliance with state law.

Councilmember Boudreau proposed an Amendment. Amendment 1 would be to amend the proposed change under Timing, Section 4 to require a City Council vote to continue or waive the 365 day limit instead of the Director of Community Development. Amendment 2 would add a Line Item 9 under Health and Safety to require transitional housing under this to meet International Building Code Standards.

City Manager Swanson explained tents aren't regulated by IBC and wouldn't apply.

Fire Chief Kambeitz explained temporary membrane structures in the Fire Code. Permits and

regulations are required if over 400 square feet but exempts camping tents. RCW 35.21.915 includes small houses which is consistent with pallet shelters.
The Amendment failed for lack of a second.

Keenan Harvey provided public comment.
Jason Still provided public comment.
City Manager Swanson explained the WAC provides exemptions for indigent housing guidelines.
A citizen, name unstated, provided public comment.
Jason Still provided public comment.

The motion carried by the following vote:

**Ayes: Councilmember Wean, Councilmember Ortiz, Councilmember Kendall,
Councilmember Wallin, Councilmember Strobel, and Mayor Wallis**

Nays: Councilmember Boudreau.

12. MAYOR'S REPORT

23-001594 LETTER OF SUPPORT TO SOUTHWEST CLEAN AIR AGENCY FOR DIVERT

Mayor Wallis requested Council concurrence on two letters.
Council concurred with the letter of support to Southwest Clean Air Agency for Divert.

23-001595 LETTER OF SUPPORT FOR MENTAL HEALTH SALES TAX

Council concurred with the letter of support for Mental Health sales tax.

13. COUNCILMEMBERS' REPORTS

Councilmember Kendall provided a report.
Councilmember Boudreau provided a report.
Councilmember Wean provided a report.
Councilmember Wallin provided a report.

14. CONSENT CALENDAR

Assistant Public Works Director Chris Collins presented information on the Mint Valley Golf Course Driving Range Pole Replacement.

A motion was made by Councilmember Strobel, seconded by Councilmember Ortiz, to approve the Consent Calendar.

Jason Still provided public comment.
Chuck Wallace provided public comment.
The motion carried unanimously.

23-001554 APPROVAL OF CLAIMS

23-001520 RESOLUTION NO. 2462 - REGIONAL WATER TREATMENT PLANT PARTICIPANTS AGREEMENT

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2462 AUTHORIZING THE CITY MANAGER TO SIGN THE REGIONAL WATER TREATMENT PLANT PARTICIPANTS AGREEMENT

23-001552 RESOLUTION NO. 2463 – INTERLOCAL AGREEMENT WITH COWLITZ PUD FOR MINT VALLEY GOLF COURSE DRIVING RANGE POLE REPLACEMENT

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2463 AUTHORIZING THE CITY MANAGER TO

SIGN THE INTERLOCAL AGREEMENT WITH COWLITZ PUD FOR MINT VALLEY GOLF COURSE DRIVING RANGE POLE REPLACEMENT.

15. CITY MANAGER'S REPORT

23-001579 2024 STATE LEGISLATIVE AGENDA

City Manager Kris Swanson presented.

Council discussed requests for capital, operating and transportation.

Assistant Public Works Director Chris Collins provided information on the Direct Fill Line.

Council discussed removal of some projects that require more community outreach.

Chief Kambeitz provided information on a heavy rescue vehicle. Council concurred to add the request to the list.

Council discussed policy priorities.

Jason Still provided public comment.

The legislative agenda will continue to be refined and the city's lobbyists from Gordon Thomas Honeywell will give a presentation October 26, 2023.

23-001581 HOPE VILLAGE REPORT

Hollie Hillman and Sandra Schmaltz, Salvation Army, presented the report on Hope Village.

A motion was made by Councilmember Wallin, seconded by Councilmember Wean, to bring back a renewal contract with Salvation Army for one year.

Jason Still provided public comment.

Mike Pederson provided public comment.

Hollie provided public comment.

Sarah Curtis provided public comment.

City Manager Swanson explained grant opportunities.

Mike Pederson provided public comment.

Shannon Gilman provided public comment.

The motion carried by the following vote:

Ayes: Councilmember Wallin, Councilmember Wean, Councilmember Ortiz, Councilmember Kendall, Councilmember Strobel and Mayor Wallis

Nays: Councilmember Boudreau

23-001586 RESOLUTION NO. 2464 – EMERGENCY DECLARATION OF WELL NUMBER 3 PUMP AND MOTOR REPAIR AT THE MINT FARM REGIONAL WATER TREATMENT PLANT

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2464.

Assistant Public Works Director Chris Collins presented.

A motion was made by Councilmember Ortiz, seconded by Councilmember Boudreau, to adopt Resolution No. 2464.

Chuck Wallace provided public comment.

Mike Pederson provided public comment.

The motion carried unanimously.

16. MISCELLANEOUS

17. EXECUTIVE SESSION

23-001555 EXECUTIVE SESSION PER RCW 42.30.110(1)(G) TO REVIEW THE PERFORMANCE OF A PUBLIC EMPLOYEE

The City Council as present at roll-call, City Manager Kris Swanson, City Attorney Dana Gigler, and Human Resources Director Sabrina Fraidenburg entered Executive Session at 9:54 p.m. pursuant to RCW 42.30.110(1)(G) To Review the Performance of a Public Employee for a period of 10 minutes. At 10:05 p.m. all parties came out of Executive Session. No decisions were made.

18. ADJOURNMENT

The meeting was adjourned at 10:05 p.m.

*Tiffany Ostreim
City Clerk*

*Approved: _____
Mayor*

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NEXT REGULAR COUNCIL MEETINGS:

THURSDAY, OCTOBER 26, 2023 – 6:00 P.M.

NEXT SPECIAL COUNCIL MEETINGS:

TUESDAY, NOVEMBER 14, 2023 – 6:00 P.M. (NOVEMBER 9, 2023 CANCELLED)

FRIDAY, NOVEMBER 17, 2023 - 9:00 A.M. COUNCIL STRATEGIC & OPERATIONAL TRAINING

TUESDAY, NOVEMBER 28, 2023 - 6:00 P.M. (NOVEMBER 23, 2023 CANCELLED)



City of Longview

Agenda Summary

PUBLIC HEARING – AMEND THE 2024 - 2029 SIX YEAR TRANSPORTATION IMPROVEMENT PLAN (TIP) AND RIVERCITIES TRANSIT PROGRAM OF PROJECTS (POP)

RECOMMENDED ACTION:

CONDUCT THE PUBLIC HEARING AND ADOPT RESOLUTION NO. 2465.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Improve transportation systems

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

Each year, as required by state law, the City updates and adopts a Six-Year Transportation Improvement Program (TIP). The TIP is a priority listing of federally funded or proposed transportation-related projects within the City. The TIP identifies the year and the funding sources for the various projects, as well as other basic information on the projects. In order to receive federal or state transportation funding, a project must appear on the City's adopted TIP. However, the TIP may be amended by the City Council at any time to add or delete projects or change funding sources and amounts, following a public hearing on the proposed amendment.

Additionally, federal law requires transit agencies receiving Federal Transit Administration (FTA) funding to prepare a Program of Projects (POP) identifying the projects to be funded with FTA funding, and to conduct a public hearing and outreach process prior to adopting the POP. The TIP includes FTA funded projects and meets the requirements of the POP.

The required public hearing calls for receiving public testimony regarding amending the 2024-2029 TIP/POP. This amendment specifically addresses modifying seven current projects that was approved in the 2024-2029 TIP/POP, and adding seven new projects.

Removed project:

- #14 Downtown Traffic Signals Upgrades
- #15 Downtown Rectangular Rapid Flashing Beacons
- #17 Washington Way
- #18 15th Ave @ Commerce Ave Excessive Heat Damage
- #19 28th Ave @ Beech Street Excessive Heat Damage
- #20 30th Ave @ Garfield St Excessive Heat Damage
- #36 Industrial Way / Oregon Way Intersection

Modified project:

- #27 Columbia Heights Road
- #31 7th Ave & Douglas St Roundabout
- #32 14th Ave
- #37 Washington Way / Nichols Blvd / 26th Ave Roundabout
- #45 One Transit Coach
- #47 Three Transit Coaches
- #49 Two Transit Coaches

New projects:

- #52 Beech Street Corridor Reconnection Improvements
- #53 Oregon Way Pavement Rehabilitation

- #54 Glennwood/Virgina Way Repaving
- #55 38th Ave
- #56 Olympia Way
- #57 NE/NW Nichols Blvd
- #58 15th Avenue Pavement Rehabilitation

STAFF CONTACT:

Ken Hash, Public Works Director

Attachments:

1. Res 2465 - 1st Amend 2024-2029 TIP.POP - DRAFT.POP
2. Exhibit A - 6 Yr TIP.POP 2024-29

RESOLUTION NO. 2465

A RESOLUTION AMENDING THE SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM (TIP) (2024-2029) AND RIVERCITIES TRANSIT PROGRAM OF PROJECTS (POP) FOR THE CITY OF LONGVIEW, WASHINGTON, AND SUPERSEDING AND REPLACING RESOLUTION NO. 2453. THE PURPOSE OF THIS TIP AND POP AMENDMENT IS TO ADD SEVEN NEW PROJECTS AND REVISE SEVEN CURRENT PROJECTS.

WHEREAS, Resolution No. 2453 was adopted by the Longview City Council on the 22th day of June, 2023, adopting the Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP) for the six-year period of 2024-2029; and

WHEREAS, it is necessary to amend said Transportation Improvement Program and Program of Projects to provide for adding and changing proposed projects, and to supersede and replace said Resolution No. 2453 with this enactment; and

WHEREAS, pursuant to said requirements the City prepared an amended Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP) for the next ensuing six years (2024-20289) and this plan was presented to the Longview City Council on October 26, 2023; and

WHEREAS, the Longview City Council held the required public hearing thereon at 6:00 p.m. at the City Hall in Longview, Washington on the 26th day of October, 2023; and

WHEREAS, no unresolved written or oral objections to the revised Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP) have been received by the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Longview, that the amended Transportation Improvement Program (TIP) and

RiverCities Transit Program of Projects (POP) for the Federal Highway Administration, Transportation Improvement Board, Federal Transit Administration, Motor Vehicle Fuel Excise Tax, and other federal and state funded transportation projects as prepared by the Longview City Public Works Director and submitted to the Longview City Council, a copy of which is hereto attached and marked Exhibit A, is hereby adopted as the Official Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP) for the City for the next ensuing six years through December 31, 2029, as required by RCW 35.77.010.

BE IT FURTHER RESOLVED, that a copy of said Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP), as shown on Exhibit A, attached and made a part of this Resolution, together with a copy of this Resolution, shall be filed with the Secretary of Transportation of the State of Washington not more than thirty (30) days after its adoption.

BE IT FURTHER RESOLVED, that Resolution No. 2453 shall be, and is hereby superseded and replaced by this Resolution.

PASSED by the City Council of the City of Longview in regular session and approved by the Mayor this 26th day of October, 2023.

M A Y O R

ATTEST:

City Clerk

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2024 TO 2029

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditures Schedule				Federally Funded Projects Only		
							Project Phase	Phase Start	Fund Source Information				State Fund Code					State Funds	Local Funds	Total Funds
									Federal Funding		State Fund Code	State Funds		Local Funds	Total Funds					
									Federal Fund Code	Federal Cost by Phase										
00	1	TWO REPL. TRANSIT RELIEF VEHICLES CTA 16-3 from: to: TOTAL PROJECT \$66,000	23	S			ALL	01/01/24	5307	53			13	66	66				CE	No
							Totals			53			13	66	66					
00	2	TWO ADA CUTAWAY VANS & ONE SUPERVISOR LIFT EQUIPPED MINVAN CTA 17-3 from: to: Purchase Two ADA Vans & Supervisor Lift Equipped Minivan TOTAL PROJECT \$327,000	23	S			ALL	01/01/24	5339	214			113	327	327				CE	No
							Totals			214			113	327	327					
00	3	TRANSIT OPERATING ASSISTANCE CTA 20-5 from: to: TOTAL PROJECT \$1,186,000	23	S			ALL	01/01/24	5307	593			593	1186	1186				CE	No
							Totals			593			593	1186	1186					
00	4	TRANSIT OPERATING ASSISTANCE CTA 21-1 from: to: TOTAL PROJECT \$2,254,000	23	S			ALL	01/01/24	5307	1657			597	2254	2254				CE	No
							Totals			1657			597	2254	2254					
00	5	FOUR LOW-FLOOR DIESEL REPLACEM'T BUSES 21-4 from: to: TOTAL PROJECT \$2,848,000	23	S			ALL	01/01/24	5339	1560			1288	2848	2848				CE	No
							Totals			1560			1288	2848	2848					
00	6	TRANSIT OPERATING ASSISTANCE CTA 22-1 from: to: TOTAL PROJECT \$2,720,000	23	S			ALL	01/01/24	5339	1895			825	2720	2720				CE	No
							Totals			1895			825	2720	2720					
00	7	ONE TRANSIT COACH CTA 22-2	23	S			ALL	01/01/24	5307	480			232	712	712				CE	No

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2024 TO 2029

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditures Schedule				Federally Funded Projects Only			
							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds					Local Funds	Total Funds	1st	2nd
									Federal Funding		Federal Fund Code	Federal Cost by Phase										
									Federal Fund Code	Federal Cost by Phase												
		from: to: Diesel changed to Hybrid TOTAL PROJECT \$712,000																				
		Totals					480				232	712	712									
00	8	CITY SHOP ROOF REPLACEMENT CTA 23-2	23	S			CN	01/01/24	5339	495			329	824	824				CE	No		
		from: to: Replace City Shops Roof TOTAL PROJECT \$823,854																				
		Totals					495				329	824	824									
00	9	CITY SHOP HVAC SYSTEM REPLACEMENT CTA 23-3	23	S			CN	01/01/24	5339	103			68	171	171				CE	No		
		from: to: Replace City Shops HVAC TOTAL PROJECT \$171,366																				
		Totals					103				68	171	171									
00	10	TRANSIT OPERATING ASSISTANCE CTA 23-1	23	S			ALL	01/01/24	5307	1300			1300	2600	2600				CE	No		
		from: to: TOTAL PROJECT \$2,600,000																				
		Totals					1300				1300	2600	2600									
00	11	BUS STOP AMENITIES CTA 23-4	23	S			ALL	01/01/24	5339	118			130	248	248				CE	No		
		from: to: Shelters, benches, disposal cans, etc. TOTAL PROJECT \$248,000																				
		Totals					118				130	248	248									
00	12	TWO ADA CUTAWAY VANS CTA 24-2	23	S			ALL	01/01/24	5339	200		120	80	400	400				CE	No		
		from: to: Replacement TOTAL PROJECT \$400,000																				
		Totals					200				80	400	400									
00	13	ONE ADA SUPERVISOR LIFT-EQUIPPED VAN CTA 24-3	23	S			ALL	01/01/24	5339	100			50	150	150				CE	No		

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2024 TO 2029

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditures Schedule				Federally Funded Projects Only			
							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds					Local Funds	Total Funds	1st	2nd
									Federal Fund Code	Federal Cost by Phase												
		from:																				

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2024 TO 2029

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditures Schedule				Federally Funded Projects Only				
							Project Phase	Phase Start	Fund Source Information				State Fund Code					State Funds	Local Funds	Total Funds	Envir Type	R/W Required Date (MM/YY)
									Federal Funding		State Fund Code	State Funds		Local Funds	Total Funds							
									Federal Fund Code	Federal Cost by Phase												
		28th Avenue @ Beech St. from: _____ to: _____ Remove & Replace Damaged Concrete Panels TOTAL PROJECT \$93,000				G O P S T W	EN	02/01/24	ER	72			12	84	84							
							Totals							80	13	93	93					
05	20	30TH AVE @ GARFIELD EXCESSIVE HEAT DAMAGE 30th Avenue @ Garfield St. from: _____ to: _____ Remove & Replace Damaged Concrete Panels & ADA Ramps TOTAL PROJECT \$157,000	04	S	0.1	G O P S T W	PE	01/01/24	ER	13			2	15	15				CE	No		
							EN	02/01/24	ER	123			19	142	142							
							Totals							136	21	157	157					
04	21	SYSTEMIC PEDESTRIAN CROSSING IMPROVEMENTS Various Locations from: _____ to: _____ Install RRFB's, Median Island, Radar Speed Signs, Lighting & Crosswalks TOTAL PROJECT \$1,743,000	21	S		C G O P S T W	PE	01/01/24	HSIP	200			0	200	200				CE	No		
							CN	06/01/25	HSIP	1543			0	1543		1543						
							Totals							1743	0	1743	200					
3	22	TENNANT WAY CORRIDOR TRAFFIC SIGNAL IMPV. from: 9th Ave. to: 14th Ave. Traffic Signal Improvements @ Five Intersections TOTAL PROJECT \$1,195,580	21	S	0.35		PE	01/01/24	STBGP	225			35	260	260				CE	No		
							CN	10/01/24	STBGP	810			126	936	936							
							Totals							1035	35	1196	1196					
6	23	COLUMBIA HEIGHTS ROAD Fisher's Lane to Cascade Drive from: Fishers Lane to: Cascade Drive Reconstruct roadway adding drainage, sidewalk, illumination & guard rail TOTAL PROJECT \$7,500,000	4	S	1	G O P S T W	PE	01/01/24	STPUS	519			81	600	600				CE	No		
							RW	01/01/24	STPUS	86			14	100	100							
							EN	03/01/26	STPUS	4895			1905	6800			6800					
							DEM0															
							Totals							5500	2000	7500	700	6800				
6	23	COLUMBIA HEIGHTS ROAD Fisher's Lane to Cascade Drive from: Fishers Lane to: Cascade Drive Reconstruct roadway adding drainage, sidewalk, illumination & guard rail Add: Using local funds to replace water line and CIPP existing sewer line TOTAL PROJECT \$9,000,000	4	S	1	C G O P S T W	PE	01/01/24	STPUS	519			167	686	600				CE	No		
							RW	01/01/24	STPUS	86			14	100		100						
							CN	03/01/26	STPUS	4895			3319	8214			6800					
							Totals							5500	3500	9000	600	0				
00	24	ONE TRANSIT FACILITIES TRUCK & ONE RELIEF	23	S			ALL	01/01/26	5339	120			30	150			150		CE	No		

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2024 TO 2029

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditures Schedule				Federally Funded Projects Only	
							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds					Local Funds	Total Funds
									Federal Funding		State Fund Code	State Funds			Local Funds	Total Funds				
									Federal Fund Code	Federal Cost by Phase										
		CAR CTA 26-3 from:																		

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2024 TO 2029

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditures Schedule				Federally Funded Projects Only				
							Project Phase	Phase Start	Fund Source Information				State Fund Code					State Funds	Local Funds	Total Funds	Envir Type	R/W Required Date (MM/YY)
									Federal Funding		State Fund Code	State Funds		Local Funds	Total Funds							
									Federal Fund Code	Federal Cost by Phase												
		Hemlock St. to Florida Street from: Hemlock St. to: Florida Street Reconst sidewalk, crosswalk, adding streetscape incl stmwtr retrofit TOTAL PROJECT \$1,250,000				G O P S T W	CN	06/01/24	STPUS	1150				1150	1150							
							Totals							100	1250	1250						
7	31	7TH AVE. & DOUGLAS ROUNDABOUT Intersection from: to: Construct roundabout including sidewalks & bike lanes TOTAL PROJECT \$1,000,000	4	P	.30	C G O P S T W	PE	01/01/24						100	100	100					CE	No
							CN	06/01/24	STPUS	750					150	900	900					
							Totals							250	1000	1000						
7	31	7TH AVE. & DOUGLAS ROUNDABOUT Intersection from: to: Construct roundabout including sidewalks & bike lanes TOTAL PROJECT \$2,000,000	4	P	.30	C G O P S T W	PE	01/01/24				OTHER	1500	200	200	200					CE	No
							CN	06/01/24						300	1800	1800						
							Totals							500	2000	2000						
6	32	14TH AVENUE Alabama St. to Beech Street from: Alabama St. to: Beech St. Construct street including drainage, sidewalks & bike lanes TOTAL PROJECT \$1,000,000	1	P	.93	C G O P S T W	PE	01/01/24						100	100	100					CE	No
							CN	06/01/24	STPUS	750					150	900	900					
							Totals							250	1000	1000						
6	32	14TH AVENUE Alabama St. to Beech Street from: Alabama St. to: Beech St. Construct street including drainage, sidewalks & bike lanes TOTAL PROJECT \$3,000,000	1	P	.93	C G O P S T W	PE	01/01/24				OTHER	2250	300	300	300					CE	No
							CN	06/01/24						450	2700	2700						
							Totals							750	3000	3000						
3	33	OCEAN BEACH HIGHWAY CORRIDOR Washington Way to Patriot Rail Crossing from: to: Sign'g, strip'g, med. curb, access mgmt, bike lanes, speed limit reduction TOTAL PROJECT \$2,877,000	21	P	2.5		PE	01/01/24	STP(S)	299				33	332	332	182		2545		CE	No
							CN	01/01/26	STP(S)	2545					2545							
							Totals							2844	33	2877	332	182	2545			

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2024 TO 2029

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditures Schedule				Federally Funded Projects Only		
							Project Phase	Phase Start	Fund Source Information				State Fund Code					State Funds	Local Funds	Total Funds
									Federal Funding		State Fund Code	State Funds		Local Funds	Total Funds					
									Federal Fund Code	Federal Cost by Phase										
4	34	NICHOLS BLVD. CORRIDOR Oregon Way to Maple Street from: to: RRFB's, ADA upgds, traffic signal upgds, & curb extensions TOTAL PROJECT \$715,000	21	P	1.5		PE CN	01/01/24 03/01/25	STP(S) STP(S)	75 632			8 0	83 632	70	13 632			CE	No
Totals									707			8	715	70	645					
4	35	20TH AVE. CORRIDOR Arkansas St. to Nichols Blvd. from: Arkansas St. to: Nichols Blvd. ADA upgds, speed bars & radar speed signs TOTAL PROJECT \$491,000	21	P	0.6		PE CN	01/01/24 03/01/25	STP(S) STP(S)	51 434			6 0	57 434	57	434			CE	No
Totals									485			6	491	57	434					
3	36	INDUSTRIAL WAY/OREGON WAY INTERSECTION from: Industrial Way to: Oregon Way Construct elevated signalized intersection, realign rail line TOTAL PROJECT \$133,650,000 \$136,650,000	01	P	-10	C G O P S T W	CN	01/01/24	BUILD INFRA	40000			96650	136650	136650				EIS	Yes
Totals									40000			96650	136650	136650						
03	37	WASHINGTON WAY/NICHOLS/26TH ROUNDABOUT from: to: Const. roundabout incl. sdwk & bike lanes TOTAL PROJECT \$ 4,300,000	04	P	0.1	C G O P S T W	PE RW CN	02/01/24 03/01/25 03/01/26			TIB TIB TIB	480 160 2800	120 40 700	600 200 3500	600	200	3500	CE	YES	
Totals									0		3440	860	4300	600	200	3500				
03	37	WASHINGTON WAY/NICHOLS/26TH ROUNDABOUT from: to: Const. roundabout incl. sdwk & bike lanes TOTAL PROJECT \$6,020,000	04	P	0.1	C G O P S T W	PE RW CN	02/01/24 03/01/25 03/01/26			OTHER OTHER OTHER	672 224 3920	168 56 980	840 280 4900	840	280	4900	CE	YES	
Totals									0		4816	1204	6020	840	280	4900				
04	38	BEECH STREET SAFETY from: to: Corridor safety improvements including intersection modifications TOTAL PROJECT \$ 4,100,000	04	P	0.5	C G O P S T W	PE CN	02/01/24 03/01/26			TIB TIB	480 2800	120 700	600 3500	600		3500	EA	No	
Totals									0		3280	820	4100	600	3500					

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2024 TO 2029

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditures Schedule				Federally Funded Projects Only		
							Project Phase	Phase Start	Fund Source Information				State Fund Code					State Funds	Local Funds	Total Funds
									Federal Funding		State Fund Code	State Funds		Local Funds	Total Funds					
									Federal Fund Code	Federal Cost by Phase										
4	39	NICHOLS @ MAPLE CROSSING IMPROVEMENTS Nichols @ Maple from: to: Upgrade higher-risk crosswalks TOTAL PROJECT \$350,000	21	P	.10	PE CN	01/01/24 09/01/24			PED/BIKE PED/BIKE	31 284	4 31	35 315	35 315				CE	No	
							Totals							315	35	350	350			
4	40	KESSLER @ HEMLOCK CROSSING IMPROVEMENTS Kessler @ Hemlock from: to: Upgrade higher-risk crosswalks TOTAL PROJECT \$175,000	21	P	.10	PE CN	01/01/24 09/01/24			PED/BIKE PED/BIKE	15 142	2 16	17 158	17 158				CE	No	
							Totals							157	18	175	175			
4	41	7TH AVE @ FLORIDA CROSSING IMPROVEMENTS 7th Ave. @ Florida from: to: Upgrade higher-risk crosswalks TOTAL PROJECT \$175,000	21	P	.10	PE CN	01/01/24 09/01/24			PED/BIKE PED/BIKE	16 141	2 16	18 157	18 157				CE	No	
							Totals							157	18	175	175			
00	42	TRANSIT OPERATING ASSISTANCE CTA 25-1 from: to: TOTAL PROJECT \$2,250,000	23	P		ALL	01/01/25	5307	825	TSG	600	825	2250		2250			CE	No	
							Totals							825	600	825	2250	2250		
00	43	ONE TRANSIT COACH CTA 25-2 from: to: Diesel change to Hybrid TOTAL PROJECT \$820,000	23	P		ALL	01/01/25	5307	656			164	820		600			CE	No	
							Totals							656	164	820	600			
00	44	TRANSIT OPERATING ASSISTANCE CTA 26-1 from: to:	23	P		ALL	01/01/26	5307	825	TSG	600	825	2250			2250		CE	No	

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2024 TO 2029

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars						Expenditures Schedule				Federally Funded Projects Only			
							Project Phase	Phase Start	Fund Source Information								State Fund Code	State Funds	Local Funds	Total Funds
									Federal Funding		State Fund Code	State Funds	Local Funds	Total Funds						
									Federal Fund Code	Federal Cost by Phase										
		TOTAL PROJECT \$2,250,000					Totals	825		600	825	2250	2250							
00	45	ONE TRANSIT COACH CTA 26-2 from: to: Diesel changed to Hybrid TOTAL PROJECT \$820,000 \$950,000	23	P			ALL	01/01/26	5307	760 656			190 164	950 820			820		CE	No
							Totals	760		190	950	820								
00	46	TRANSIT OPERATING ASSISTANCE CTA 27-1 from: to: TOTAL PROJECT \$3,200,000	23	P			ALL	07/01/27	5307	1300	TSG	600	1300	3200				3200	CE	No
							Totals	1300		600	1300	3200	3200							
00	47	TWO TRANSIT COACHES CTA 27-2 THREE TRANSIT COACHES CTA 27-2 from: to: Diesel changed to Hybrid TOTAL PROJECT \$1,800,000 \$2,850,000	23	P			ALL	07/01/27	5307	1440 2280			360 570	1800 1800				1800	CE	No
							Totals	3720		360	1800	1800								
00	48	TRANSIT OPERATING ASSISTANCE CTA 28-1 from: to: TOTAL PROJECT \$3,200,000	23	P			ALL	07/01/28	5307	1300	TSG	600	1300	3200				3200	CE	No
							Totals	1300		600	1300	3200	3200							
00	49	TWO TRANSIT COACHES CTA 28-2 from: to: Diesel changed to Hybrid TOTAL PROJECT \$1,800,000 \$1,900,000	23	P			ALL	07/01/28	5307	1440 1520			360 380	1800 1800				1800	CE	No
							Totals	2960		360	1800	1800								
00	50	TRANSIT OPERATING ASSISTANCE CTA 29-1	23	P			ALL	07/01/29	5307	1300	TSG	600	1300	3200				3200	CE	No

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2024 TO 2029

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditures Schedule				Federally Funded Projects Only		
							Project Phase	Phase Start	Fund Source Information				State Fund Code					State Funds	Local Funds	Total Funds
									Federal Funding		State Fund Code	State Funds		Local Funds	Total Funds					
									Federal Fund Code	Federal Cost by Phase										
		from: to:																		
		TOTAL PROJECT \$3,200,000					Totals 1300 600 1300 3200 3200													
00	51	ONE TRANSIT COACH CTA 29-2	23	P			ALL	01/01/29	5307	720			180	900				900	CE	No
		from: to:																		
		Replacement																		
		TOTAL PROJECT \$900,000					Totals 720 180 900 900													
4	52	Beech Street Corridor Reconnection Improvements (BSCRI)	4	P	1.2		PE		RCN	8260			530	8790					DCE	Yes
							RW			470			30	500						
		from: Washington Way to: Oregon Way					CN			37994			2440	40434						
		Reconstruction				P S W														
		TOTAL PROJECT \$ 49,723,600					Totals 46724 3000 49724 0													
3	53	Oregon Way Pavement Rehabilitation	5	P	1.6		PE	07/01/24	NHS	333				333					DCE	No
		from: Beech St to: Industrial Way					CN	06/01/25	NHS	2441				2441						
		ADA Improvements & Repaving																		
		TOTAL PROJECT \$2,774,000					Totals 2774 0 2774 0													
5	54	Glenwood/Virginia Way Repaving	5	P	1.22		ALL	05/01/25					1113	1113					DCE	No
		from: Columbia Heights to: Pacific Way																		
		Repaving																		
		TOTAL PROJECT \$1,113,600					Totals 0 1113 1113 0													
4	55	38th Ave	5	P	0.57		All	06/01/27					624	624					DCE	No
		from: Industrial Way to: Memorial Park																		
		Repaving & Road Diet																		
		TOTAL PROJECT \$624,000					Totals 0 624 624 0													
4	56	Olympia Way	5	P	0.6		PE	01/01/24			TIB	136	34	170					DCE	No

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2024 TO 2029

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditures Schedule				Federally Funded Projects Only	
							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds					Local Funds	Total Funds
									Federal Fund Code	Federal Cost by Phase										
									1st	2nd	3rd	4th thru 6th								
		from: Ocean Beach Hwy to: 20th Ave					CN	08/01/24				904	226	1130						
		TOTAL PROJECT \$1,300,000					Totals			0		34	1300					0		
4	57	NE/NW Nichols Blvd	5	P	0.7		PE	01/01/25			TIB	205	52	257					CE	No
		from: Ocean Beach Hwy to: Louisiana St					CN	08/01/25				1362	341	1703						
		TOTAL PROJECT \$1,958,000					Totals			0		52	1960					0		
3	58	15th Avenue Pavement Rehabilitation	5	P	1.2		PE	07/01/24	NHS	182				182					DCE	No
		from: Delaware Street to: Tennant Way					CN	06/01/25	NHS	1334				1334						
		TOTAL PROJECT \$1,516,000					Totals			1516		0	1516					0		



City of Longview

Agenda Summary

MT. SOLO PLACE PHASE 3B & 4 FINAL PLATS

RECOMMENDED ACTION:

MOTION TO APPROVE PLANNING COMMISSION RECOMMENDATION TO CONSIDER THE FINAL PLAT APPLICATION FOR MT. SOLO PLACE PHASE 3B AND 4 FOR APPROVAL

DATE: October 26, 2023

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Strengthen economic conditions & create new opportunities

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

At their October 4, 2023, regular meeting, the Planning Commission voted to recommend City Council consider the final plat application for Mt. Solo Place Phase 3B and 4 for approval.

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.

RECOMMENDED ACTION:

Approval of Planning Commission recommendation to consider the Final Plat application for Mt. Solo Place Phase 3B and 4 for approval.

STAFF CONTACT:

McAllister Kosa, Planner

Attachments:

1. PC 2023-11 Memo to Longview City Council re Mt. Solo ph3b final plat
2. Ex A Mt Solo Estates Prelim Plat approval letter 2-12-20
3. Ex B 3B Final Subdivision Application
4. Ex B Mt. Solo Phase 4 Final Plat Application
5. Ex C
6. 3B Map (1) Scan 2023-10-9 (10,9,46)
7. 3B Map (2) Scan 2023-10-9 (10,10,18)
8. 3B Map (3) Scan 2023-10-9 (10,10,53)
9. Ph 4 Map (1) Scan 2023-10-9 (10,17,32)
10. Ph 4 Map (2) Scan 2023-10-9 (10,18,0)
11. Phase 4 Map (3) Scan 2023-10-9 (10,21,16)



Memorandum

TO: Longview City Council

FROM: McAllister Kosar, Planner

MEETING DATE: October 26th, 2023

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

At the October 4th, 2023, regular meeting, the Planning Commission voted to recommend to City Council consider the final plat application for Mt. Solo Place phase 3B and 4 for approval.

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 Schneider 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.
- 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 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 16 lots for homes as approved under the preliminary plat.

Staff Recommendation:

Staff is recommending the City Council make a determination the plat is conforming, direct the Mayor to sign, and make a motion recommending the city council consider the application for approval.

Motion: to determine the plat is conforming, direct Mayor to sign the final plats, and recommend City Council consider the application for approval

Attachments:

- A. City Council Preliminary Plat Approval
- B. Final Plat Application
- C. Mt. Solo Revised Phasing Map

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).



February 12, 2019

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

Rob Hinton
Hinton Development Corp.,
14010-A NE 3rd Court Suite 106
Vancouver, WA 98685

SGA Engineering
2005 Broadway Street
Vancouver, WA 98663

Re: Notice of Decision for Mt. Solo Estates Subdivision preliminary plat, Phases I-III,
Case No. PC 2018-1

Dear Mr. Hinton,

At their January 10, 2019 regular meeting, the Longview City Council considered and unanimously accepted the following Longview Planning Commission recommendations:

On December 12, 2018, the Longview Planning Commission held a public hearing on the Preliminary Subdivision Plat for Mt. Solo Estates Phases 1-3. Following the public hearing, the Planning Commission voted unanimously to recommend approval of the preliminary plat subject to 17 conditions that were recommended in the staff report. Some of the conditions were amended at the meeting. The amended conditions and the findings of fact on which the Planning Commission's decision was based are given below.

Recommended Conditions of Approval

1. All required streets, sidewalks, street lighting, sanitary sewer, water and storm drainage systems shall be constructed to City of Longview standards. A lighting analysis shall be submitted and approved for the street illumination system prior to construction of any streets. Plans for construction for the above improvements shall be reviewed and approved by the City Engineer prior to construction. Concerns regarding specific construction details will be addressed during the plan review for each subdivision phase. The details included in the proposal are considered conceptual in nature. A lighting analysis will be required. Plans shall follow the City's standard details.
2. The developer shall provide paved temporary cul-de-sacs in accordance with City standards for phased incomplete streets in Phases 1 and 2 or an alternate turnaround as approved by the Longview Fire Marshal.

3. The developer shall construct a sidewalk along the west side of Mt. Solo Road to connect the sidewalks between the subdivision and the parcel on the SW corner of the intersection at Ocean Beach Highway & Mt. Solo Rd.
4. The street subgrade preparation, base and surfacing shall be designed by a qualified Geotechnical Engineer and shall not be less than the City of Longview standards.
5. The developer shall plant trees within the street right of way in accordance with Park and Recreation Department specifications and the standards of LMC 19.80.720.
6. The developer shall pump all sanitary sewage from Phase 2 of Village at Mt. Solo and the remaining phases of this subdivision to the existing sanitary sewer interceptor located in Ocean Beach Highway. Construction of a sewer force main along the West side of Mt. Solo Rd. from the northern boundary of Phase 1 of the Village at Mt. Solo subdivision to Ocean Beach Highway is required. As part of the Phase 2 construction, the existing Phase 2 sewer system from Village at Mt. Solo shall be redirected from discharging to the gravity system located in Phase 1 and shall discharge into the sewer system serving this subdivision.
7. All lots shall be graded to slope towards the streets or sloughs in such a manner that there shall be no standing water or drainage across adjoining properties. Rear lot line drainage systems are strongly discouraged.
8. An easement shall be granted to the City for the proposed path/trail and shall include rights of access and maintenance by the City.
9. Community mailboxes (or mail service as approved by the USPS) shall be provided by the developer prior to final plat approval or Bonded.
10. The developer shall be required to obtain all necessary permits from the U.S. Corps of Engineers, Department of Ecology, Consolidated Diking Improvement District No. 1 and the Washington State Department of Transportation prior to commencing work within those agencies area of jurisdiction.
11. The developer will be required to dedicate the land containing Ditch 15 and sufficient area for 25-ft wide continuous clear access measured from top of bank, including adjacent buffers and wetland mitigation areas, with the understanding that the natural watercourse will not be improved; or a lesser area as approved by the CDID No.1 Board. In addition, the following provisions must be met:
 - a. An access gate must be provided behind back of sidewalk at the end of Branch Creek Dr, near the intersection of Greyhawk Ln (per CDID#1 standard specifications); and
 - b. The tank traps between Schneider Drive and Ditch 10 must be filled; and
 - c. The City of Longview will maintain responsibility for trail maintenance under an interlocal agreement in the same manner previously agreed to for the trails at Village at Mt Solo.

12. The phases shall be developed in the sequence presented on the preliminary plat; unless approved per LMC §19.80.190: Modifications to approved preliminary plats.
13. The maximum unimpeded length on a residential street shall be 800-feet. For street segments over 800-feet, the engineer shall submit an analysis of potential traffic calming features. The streets to be considered shall include: existing Schnitzer Drive started at SR 432, the proposed Branch Creek Drive extension, and existing Branch Creek Drive to Mt. Solo Rd. Suggested traffic calming features can be found on FHWA webpage under the FHWA Traffic Calming ePrimer – Module 3 Table 3.1 Likelihood of Acceptability of Traffic Calming Measures. Traffic calming features shall be constructed prior to final plat approval for the subdivision. This is required SEPA determined mitigation #2.
14. Unless otherwise approved by the Director of Public Works, access to corner lots that front on two streets shall be from the lower street functional classification.
15. For the reduced radius curve on Branch Creek Drive, parking shall be restricted in front of Lots 32, 33 Phase I and Lots 143, 144, 145 Phase IV and VILLAGE AT MT SOLO PH 2 LOT: 63. The developer shall design and install speed limit signs, special center line delineation markers, and no parking signs as per the City Engineer's requirements.
16. The Developer must provide a subdivision improvement bond for completion of sidewalks and street trees if those items are not constructed prior to final plat approval.
17. The developer shall provide utility easements in accordance with Cowlitz PUD requirements. The easement areas are for the installation, operation, and maintenance of underground utilities. The plat covenants shall show that all utility agencies, their successors and assigns, shall have a continuing right of ingress and egress over, across, along and upon the easement area involved at any and all times.

FINDINGS

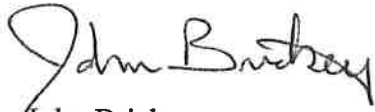
1. The Comprehensive Plan identifies the land use designation of the entire parcel as Low Density Residential. The plan further defines the density range for low-density residential development as "up to six dwelling units per acre." The preliminary subdivision plat proposed will have a density of 3.1 dwelling units per acre therefore, this proposal meets this Plan requirement.
2. The site is currently zoned R-1 Residential District. This district permits the proposed development project, a single family residential subdivision.
3. Development of the property in a manner depicted on the initial preliminary subdivision plans will not be detrimental to the public health, safety, or welfare or injurious to other property in the vicinity provided the conditions of approval are met.

4. Appropriate provisions are made for but not limited to public health, safety and general welfare, open spaces, parks and playgrounds, school grounds, drainage ways and facilities, streets, alleys, sidewalks and other public ways; water supplies and sanitary and solid waste disposal.

Thus, the preliminary plat for Mt. Solo Estates Phases I-III has been approved by the City subject to the conditions given above. The approval was effective on January 10, 2018. Attached is an application for Final Plat approval. Please don't hesitate to contact City staff regarding Final Plan submittal requirements and City of Longview standards.

If you have any questions or concerns regarding this matter, please contact Adam Trimble, Planner or me at (360) 442-5092.

Sincerely,



John Brickey
Director

AT

cc: Jim McNamara, City Attorney
Craig Bozarth, City Engineer
File copy: PC 2018-1



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

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.
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(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).



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: PL 2023-12
Preliminary Plat Application Number: PL 2021-6

THIS SECTION FOR OFFICE USE ONLY:

SEP 5 0 2023

Name of Subdivision: Mt. Solo Estates Phase 4

Applicant: SOLO, LLC (Print All Information) Phone: 360-852-2035

Contact Name: Nikole Hinton Email: nikole@hintondevelopment.com

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

City: Vancouver State: WA Zip: 98685

Property Owner: same as applicant (Print All Information) Phone: _____

Contact Name: _____ Email: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Represented By: Jaima Johnson, Krista Harrington, Deanna Haake Phone: 360-980-0124
(If Different From Above)

Mailing Address: 655 W Columbia Way, #200 Email: builderdev@fnf.com

City: Vancouver State: WA Zip: 98660

Relationship to Owner: Title Company – Fidelity National Title

Applicant's Engineer: SGA Engineering – Jason Mattos Phone: 360-993-0911

Mailing Address: 2005 Broadway Email: jmattos@sgaengineering.com

City: Vancouver State: WA Zip: 98663

Signature of Engineer or Surveyor: _____	
Total Acreage of Site: _____ Total Number of Lots: 8 _____	
Buildable: 8 _____ Common: _____	
<u>FILING FEE:</u> Base Fee: \$1,738 + Number of Lots (9) times \$81.00 fee per lot..... \$729.00 _____ Total Fee:..... \$2467.00 _____ Comments: _____	
<u>SUPPLEMENTARY MATERIALS PER LMC 19.80.160(2) INCLUDING:</u> 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: _____	
<u>LONGVIEW PLANNING COMMISSION:</u> 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: 9/5/23

Signature of Property Owner: _____ Date: 9/5/23

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 associated 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).

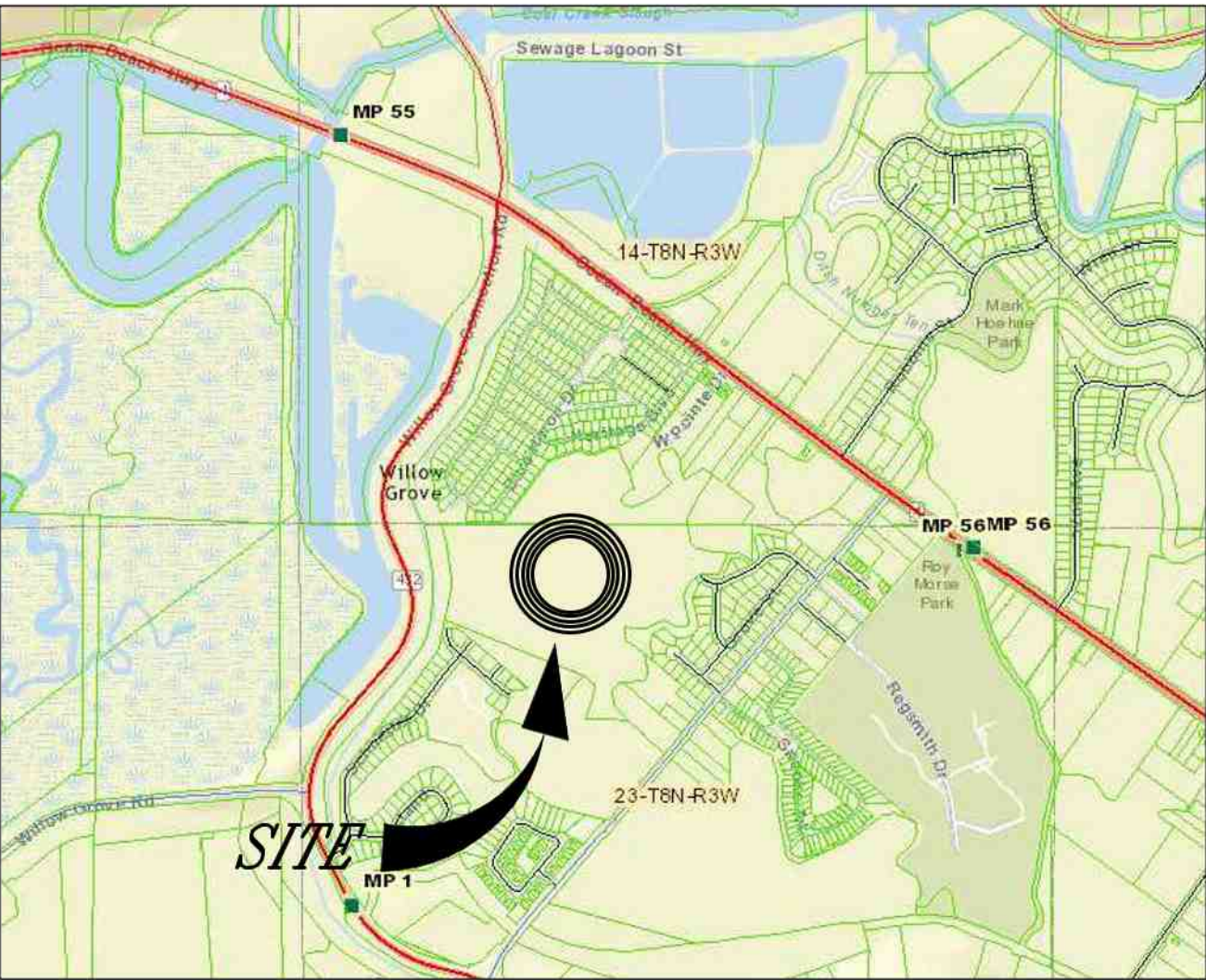
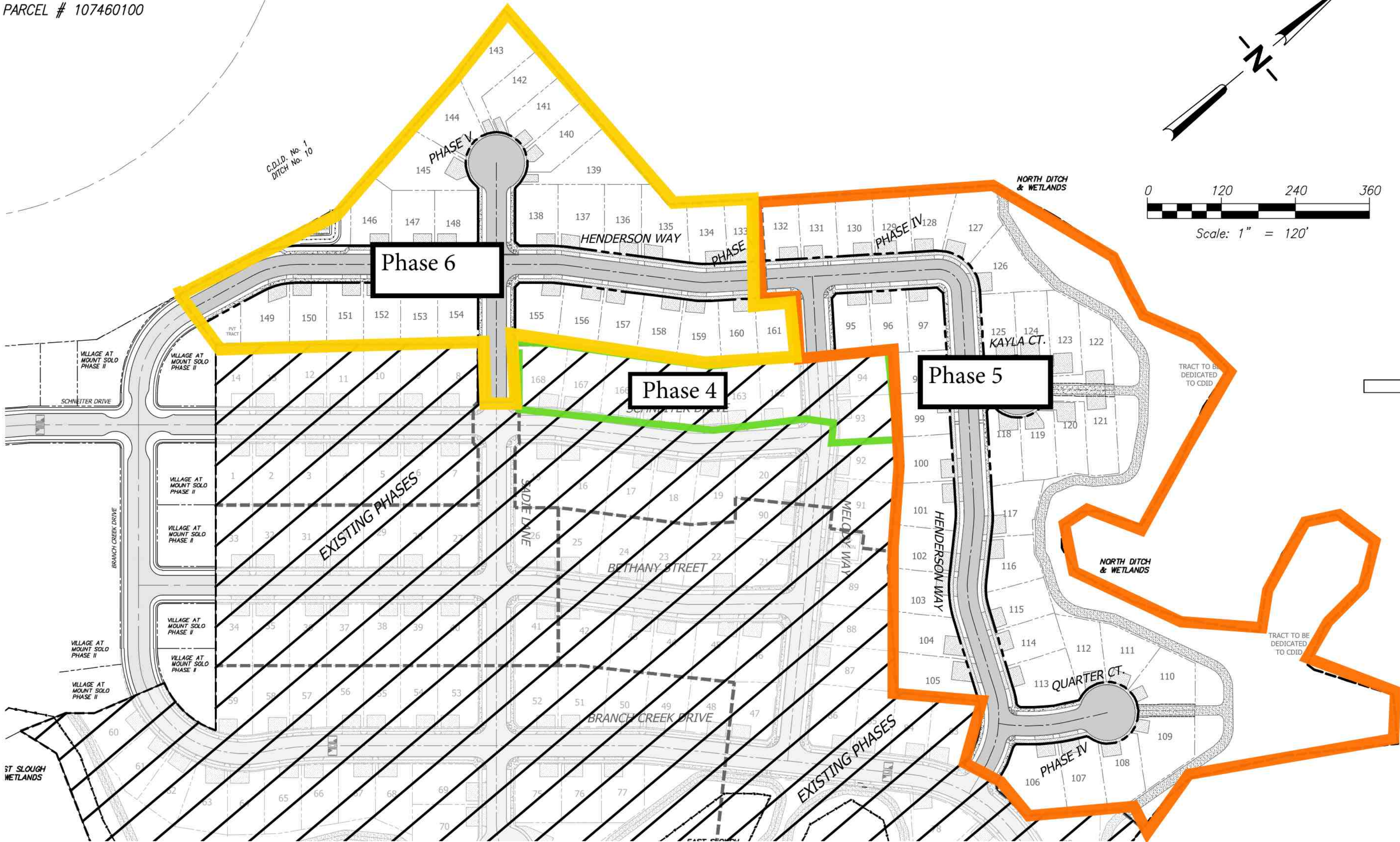
19.80.230 Appeals.

(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'; $\frac{29}{25}$ DATUM

SHEET INDEX

SHEET	DESCRIPTION
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C2.0	EXISTING CONDITIONS
C3.0	GRADING & EROSION CONTROL SHEET 1
C3.1	GRADING & EROSION CONTROL SHEET 2
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C9.7	CDID STANDARD DETAILS
RPP 1	REVISED PRELIM PLAT SHEET 1
RPP 2	REVISED PRELIM PLAT SHEET 2
RPP 3	REVISED PRELIM PLAT SHEET 3
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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

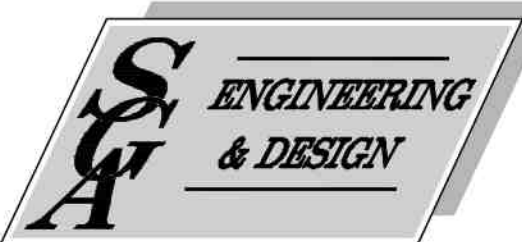
SGA ENGINEERING, PLLC
2005 BROADWAY
VANCOUVER, WASHINGTON 98663
PHONE: (360) 993-0911
FAX: (360) 993-0912
EMAIL: JMATTOS@SGAENGINEERING.COM

GEOTECHNICAL ENGINEER

COLUMBIA WEST ENGINEERING, INC.
11917 NE 95TH STREET
VANCOUVER, WA 98682
PHONE: (360) 823-2900
ATTN: DANIEL LEHTO, P.E.

SURVEYOR

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



CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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

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 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 88;

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 SOUTH 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 SAID 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, RENOVATING, 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.

5) NO BUILDING PERMIT WILL BE ISSUED IN ANY PHASE UNTIL THE PHASE HAS REACHED SUBSTANTIAL COMPLETION PER CITY OF LONGVIEW PUBLIC WORKS VIA PIP PERMIT. SOME IMPROVEMENTS SUCH AS SIDE YARD SIDEWALK, STREET TREES, PLANTER BOXES AND SEWER CLEANOUT COLLARS (TO BE CONSTRUCTED BY HOME BUILDER) MAY BE EXEMPT FROM SUBSTANTIAL COMPLETION SO LONG AS PERFORMANCE BOND FOR REMAINING WORK IS PROVIDED TO THE CITY.

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 352-150-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 11-14-17.

MT. SOLO PLACE PHASE 3B

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. 3B" 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 A. Denny
DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, PLS NO. 35417
DATED: 10-04-23

LICENSED LAND SURVEYOR

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

RESIDING AT _____, DAY OF _____, 20____,
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
WASHINGTON RESIDING AT _____

SIGNED _____

(v) APPROVED THIS 9th DAY OF October, 2023.

CITY ENGINEER

(v) 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) C&R (AF#3667547) AND BY LAWS (AF#3667548)

BY: _____ PRINTED _____ SIGNED _____ TITLE _____ DATE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ 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 HERETO SET OUR HAND(S) AND SEAL(S) THIS ____ DAY OF _____, 20____.

SIGNED AND SEALED _____

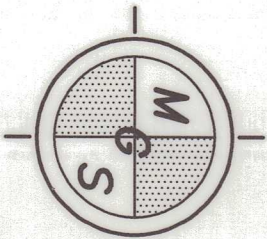
STATE OF WASHINGTON

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DUTY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ OF _____ TO ME KNOWN TO BE THE _____
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 _____



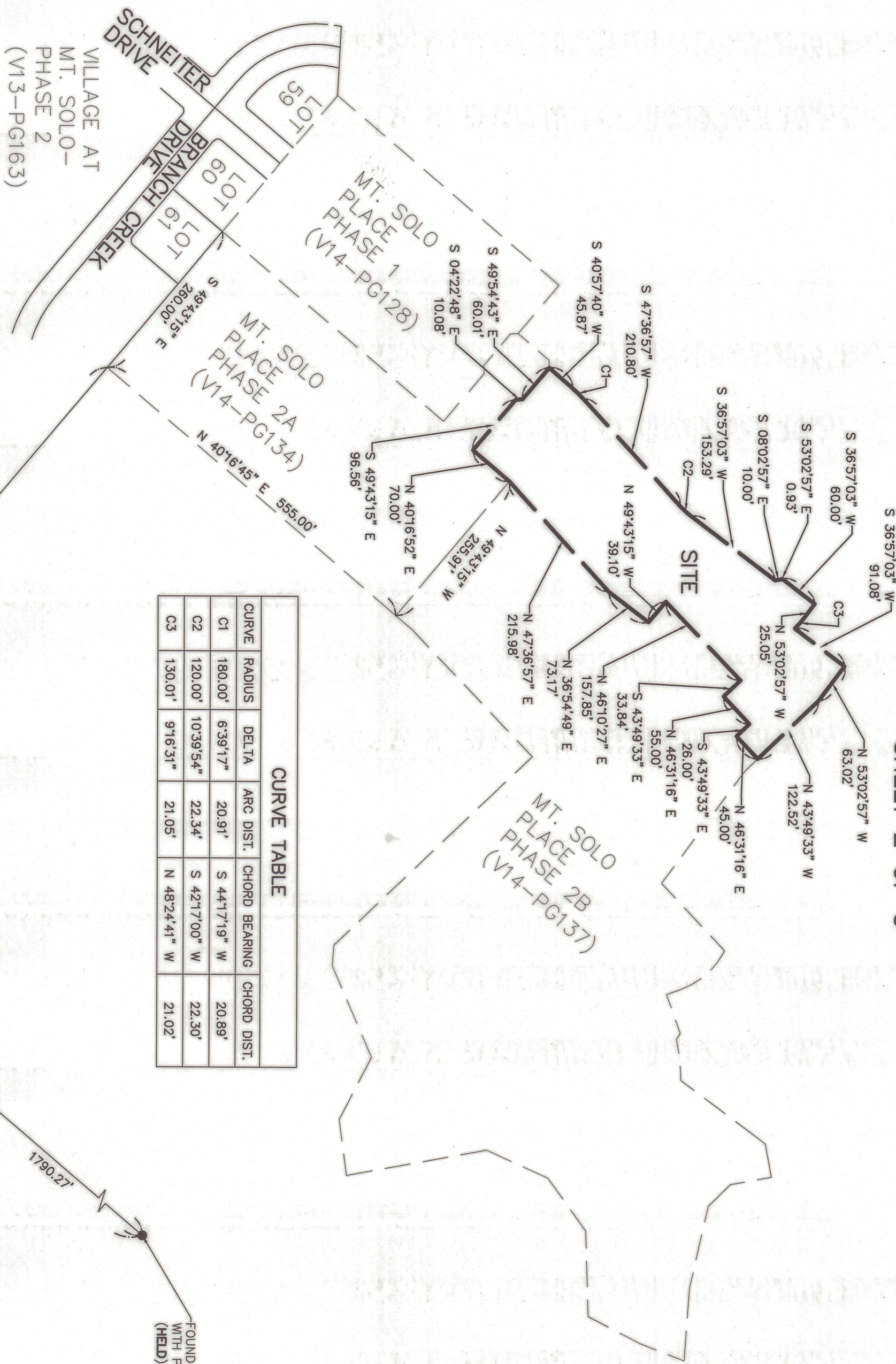
MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

SCALE: 1"=150'
JOB NO: 23-127
DWG NO: PLAT-3A
DATE: 10-4-2023
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
SHEET 1 OF 3

MT. SOLO PLACE PHASE 3B

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
C1	180.00'	63°9'17"	20.91'	S 44°17'19" W
C2	120.00'	10°39'54"	22.34'	S 42°17'00" W
C3	130.01'	9°16'31"	21.05'	N 48°24'41" W

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

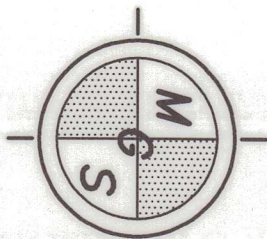
FOUND 3" BRASS DISK IN ROAD STAMPED "24356" TIED PUNCH 0.25' EAST OF LINE

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



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

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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 352-150-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 11-14-17.



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SHEET 2 OF 3

MT. SOLO ESTATES PHASE 3B

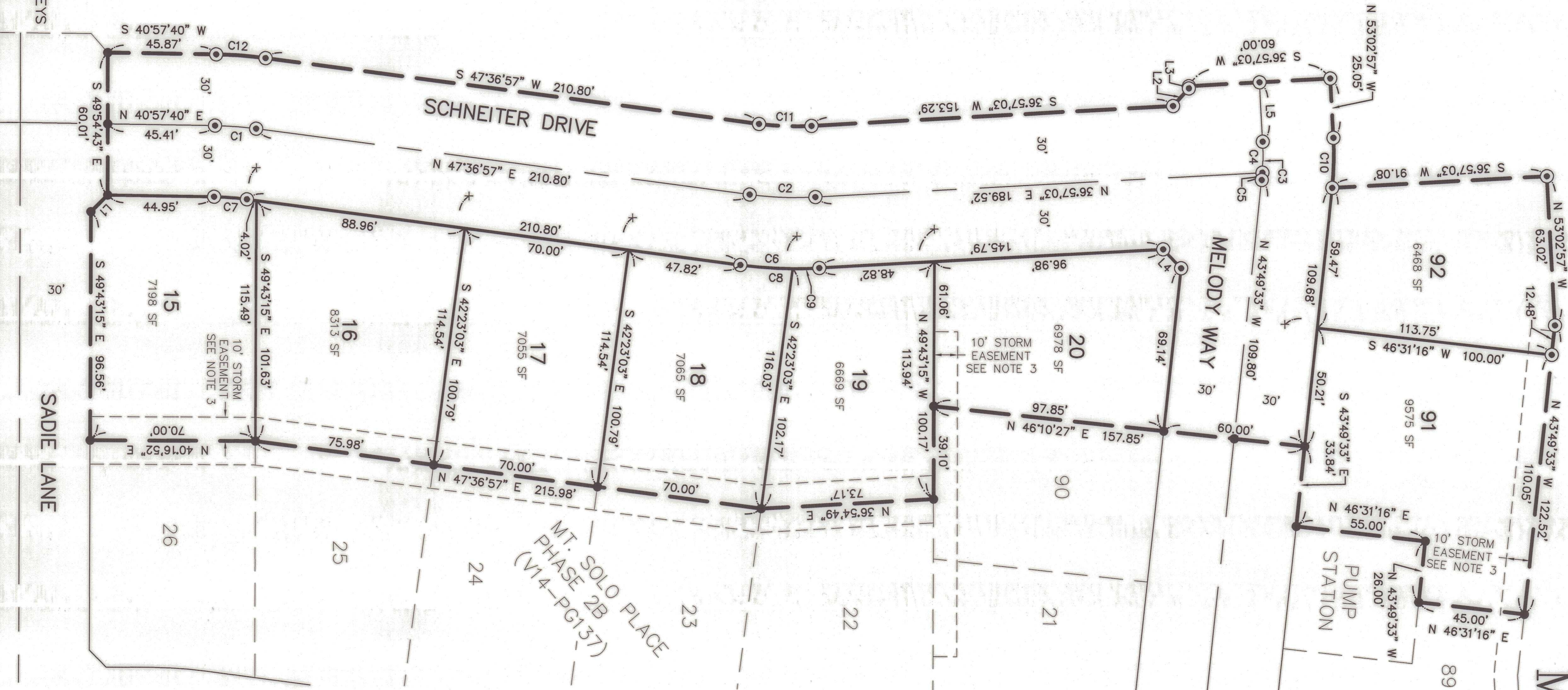
A SUBDIVISION IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON.
SHEET 3 OF 3

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°04'36" 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

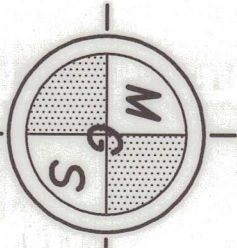
10-4-2023



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



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 352-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 11-14-17.

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 SADI 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 94.71 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 91°6'31", 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, REPAIR, OPERATION 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 STRANDING 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.

5) NO BUILDING PERMIT WILL BE ISSUED IN ANY PHASE UNTIL THE PHASE HAS REACHED SUBSTANTIAL COMPLETION PER CITY OF LONGVIEW PUBLIC WORKS VIA PIP PERMIT. SOME IMPROVEMENTS SUCH AS SIDE YARD SIDEWALK, STREET TREES, PLANTER STRIPS AND SEWER CLEANOUT COLLARS (TO BE CONSTRUCTED BY HOME BUILDER) MAY BE EXEMPT FROM SUBSTANTIAL COMPLETION SO LONG AS PERFORMANCE BOND FOR REMAINING WORK IS PROVIDED TO THE CITY.

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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 352-130-090. 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:

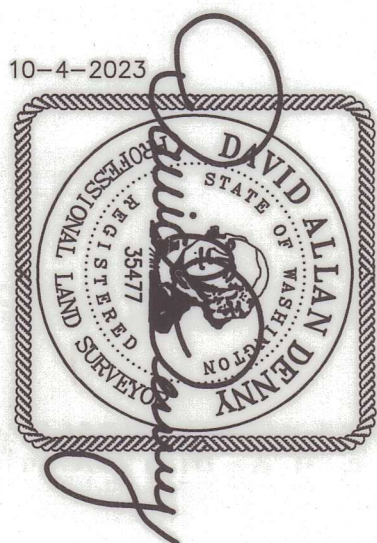
- INDICATED MONUMENT FOUND AS NOTED

SURVEY REFERENCE:

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

DEED REFERENCE:

- 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. 4" 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
DATED: 10-04-23

LICENSED LAND SURVEYOR

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

RESIDING AT _____, DAY OF _____, 20__
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 9th DAY OF October, 2023

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, SOLEY 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. _____ (A#3667547) AND BYLAWS _____ (A#3667548) DECLARANT DECLARATION: PHASE 1 (A#3667549) CC&R

BY: _____ PRINTED _____ SIGNED _____ TITLE _____ DATE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE OWNER(S) IN FEE SIMPLE OF THE LAND _____, 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 HERETO SET OUR HAND(S) AND SEAL(S) THIS ____ DAY OF _____, 20__.

SIGNED AND SCALED _____
STATE OF WASHINGTON
COUNTY OF _____

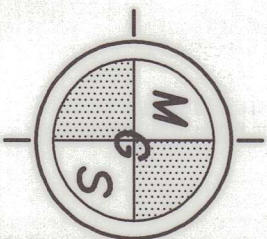
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ OF _____ TO ME KNOWN TO BE THE _____
THE ENTITY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED 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 _____

NOTICE:

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



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

SCALE: 1"=150'
JOB NO: 23-127
DWG NO: PLAT-4
DATE: 10-4-2023
CALC BY: DAD
DRAWN BY: DEJ
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

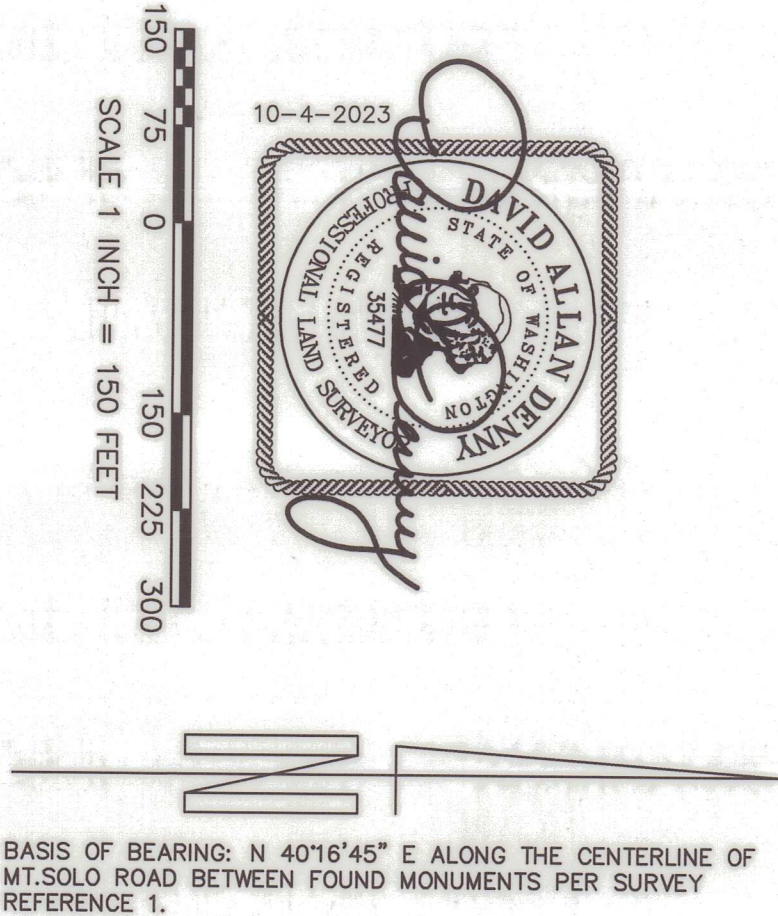
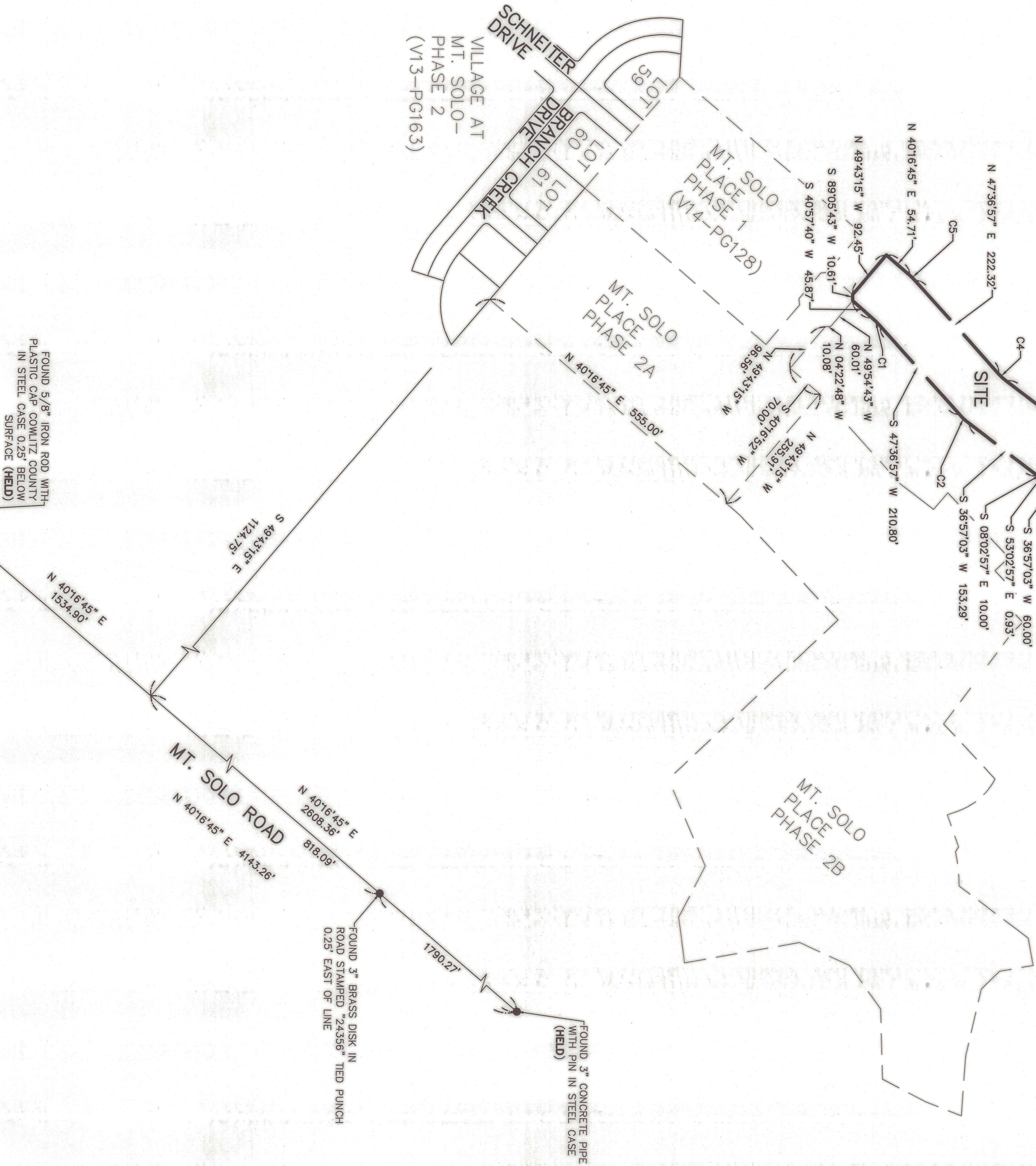
CURVE TABLE				
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING
C1	180.00'	6°39'17"	20.91'	S 44°17'19" W
C2	120.00'	10°39'54"	22.34'	S 42°17'00" W
C3	130.01'	9°16'31"	21.05'	N 48°24'41" W
C4	100.00'	10°39'54"	18.61'	N 42°17'00" E
C5	100.03'	7°25'22"	12.96'	N 43°39'28" E

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



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, ACQUESCENCE, 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 352-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 11-14-17.

M

S

MINISTER-GLAESER

SURVEYING INC.

2200 E. EVERGREEN BLVD.

VANCOUVER, WA 98661

(360) 694-3313

SCALE: 1"=150'

JOB NO: 23-127

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DATE: 10-4-2023

CALC BY: DAD

DRAWN BY: DED

CHECKED BY: DAD

SHEET 2 OF 3

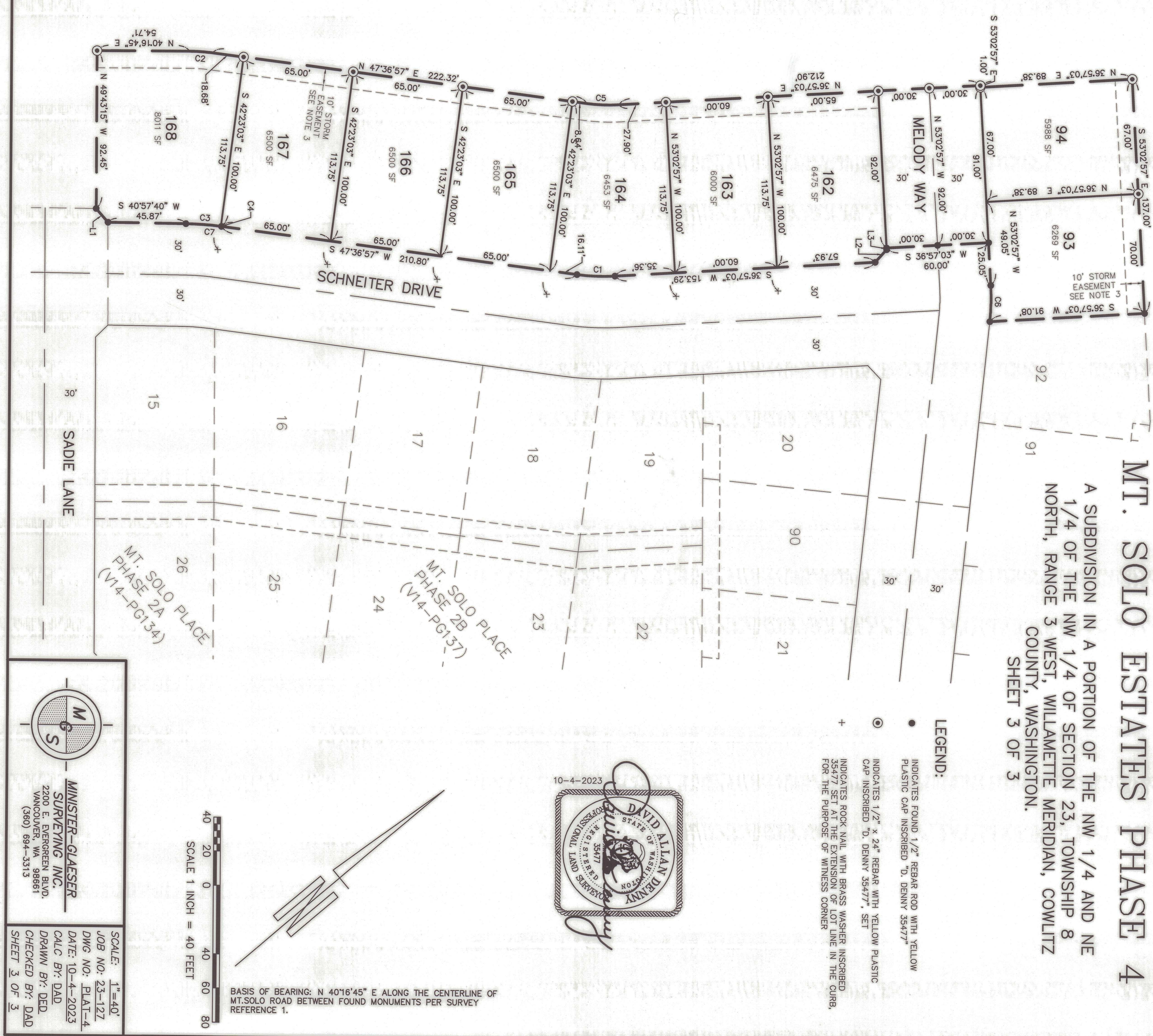
Page 86 of 164

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	120.00'	103°54'	22.34'	S 42°17'00" W	22.30'
C2	100.03'	7°25'22"	12.96'	N 43°59'28" E	12.95'
C3	180.00'	6°33'19"	20.58'	S 44°14'20" W	20.58'
C4	180.00'	0°05'57"	0.31'	S 47°33'58" W	0.31'
C5	100.00'	103°54'	18.61'	N 42°17'00" E	18.58'
C6	130.01'	9°16'31"	21.05'	N 48°24'41" W	21.02'
C7	180.00'	6°39'17"	20.91'	S 44°17'19" W	20.89'

LINE	BEARING	DISTANCE
L1	S 89°05'43" W	10.61'
L2	S 08°02'57" E	10.00'
L3	S 53°02'57" E	0.93'

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF LAW OR TITLE, SUCH AS ADVERSE POSSESSION, ACQUESCENCE, 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.





City of Longview

Agenda Summary

5824 OCEAN BEACH HIGHWAY REZONE

RECOMMENDED ACTION:

MOTION TO APPROVE PLANNING COMMISSION RECOMMENDATION OF APPROVAL FOR REZONE OF 5824 OCEAN BEACH HWY AND DIRECT THE CITY ATTORNEY TO PREPARE AN ORDINANCE FOR THE ZONING DESIGNATION

DATE: October 26, 2023

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Strengthen economic conditions & create new opportunities

CITY ATTORNEY REVIEW: Required

SUMMARY STATEMENT:

At their October 4, 2023, regular meeting, the Longview Planning Commission held a public hearing on a request to rezone and amend the comprehensive plan future land use map for 5824 Ocean Beach Hwy, from Low Density Residential to High Density Residential. The zoning will change from R-1 to R-3 Residential District.

The recommendation by the Planning Commission is to approve the application. Staff found that housing is a significant public need in Longview and recognizes that the market for housing is well short.

RECOMMENDED ACTION:

Approve the Planning Commission recommendation of approval for rezone of 5824 Ocean Beach Hwy and direct the City Attorney to prepare an ordinance for the zoning designation.

STAFF CONTACT:

McAllister Kosar, Planner

Attachments:

1. PC 2023-9 memo_city_council 5824 OBH rezone
2. PC 2023-9 5824 OBH Rezone Staff Report
3. Ex A Rezone - Comp Am Application 5824 OBH
4. Exhibit B Comp Plan Map
5. Exhibit C Current Plan Zoning Am



Memorandum

October 9, 2023

TO: Longview City Council

FROM: McAllister Kosar, Planner

SUBJECT: PC 2023-9 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].

At the October 4, 2023, regular meeting, the Longview Planning Commission held a public hearing on a request to rezone and amend the comprehensive plan future land use map for 5824 Ocean Beach Hwy, from Low Density Residential to High Density Residential. The zoning will change from R-1 to R-3 Residential District.

The recommendation by the Planning Commission is to approve the application. Staff found that housing is a significant public need in Longview and recognizes that the market for housing is well short. If you have any questions, please let me know at 360-442-5083.

Motion to approve PC 2023-9 Application for Rezone of 5824 Ocean Beach Hwy and to direct the City Attorney to prepare an ordinance for the zoning designation.



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



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. _____

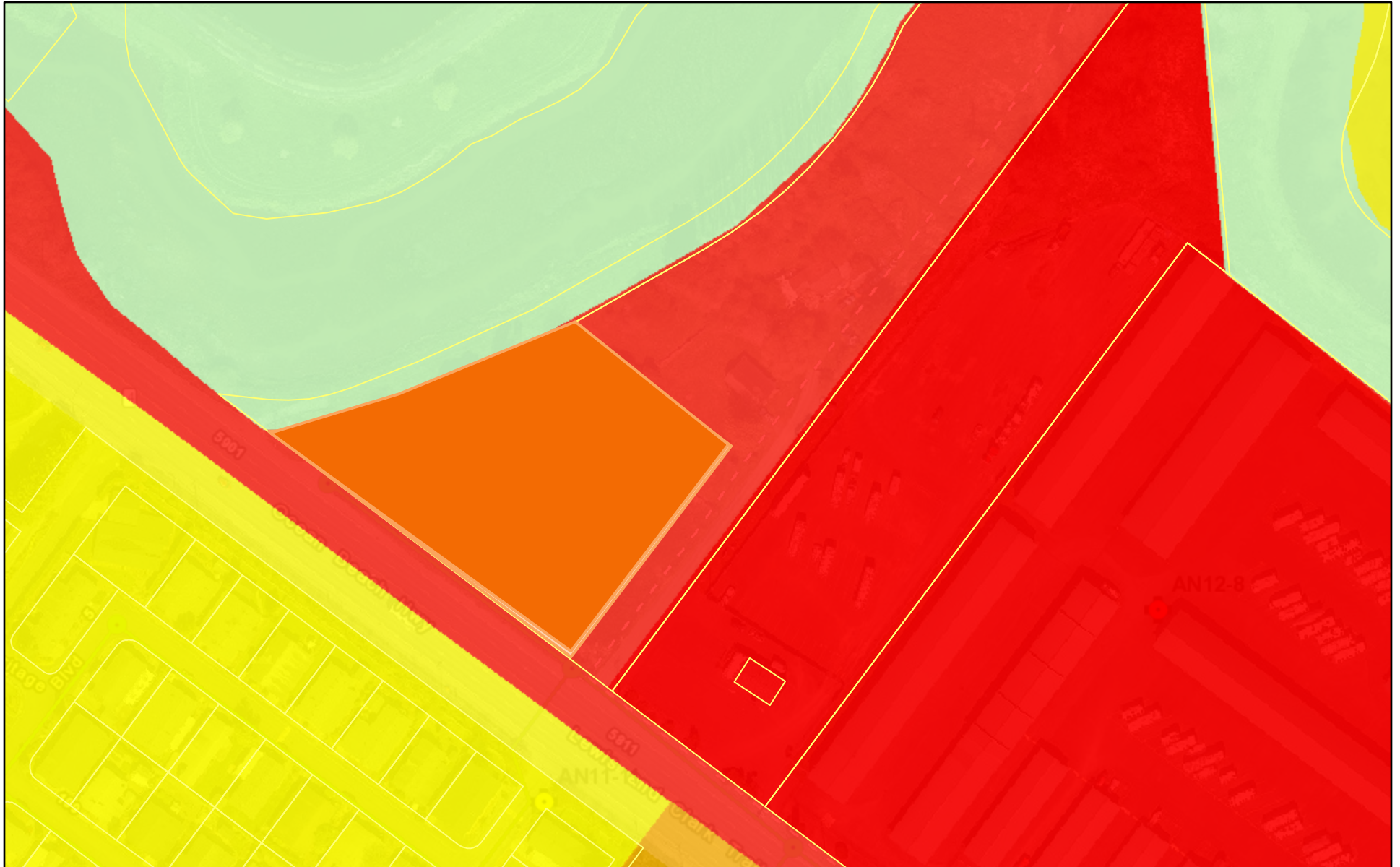
Current Use of the Land

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. _____

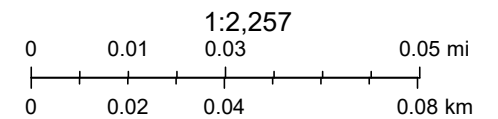
City of Longview



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

2022 Aerial Leaf Off

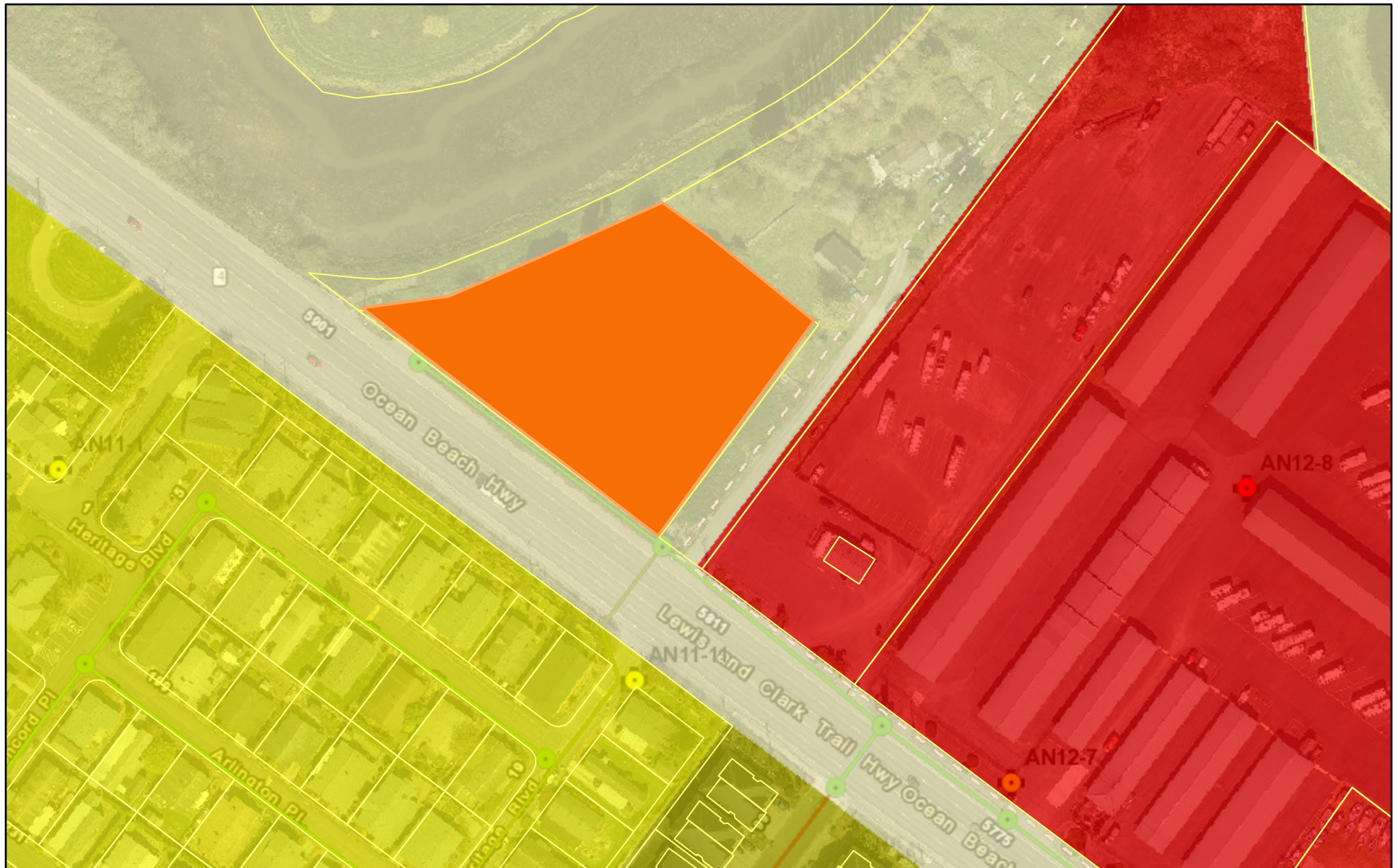
■ Red: Band_1	■ Blue: Band_3	■ Override 2
■ Green: Band_2	■ Override 1	 Cowlitz County Parcels 062023



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

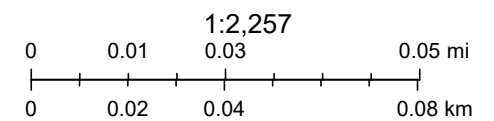
2022 Aerial Leaf Off

 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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City of Longview

Agenda Summary

636 CALIFORNIA WAY CODE AMENDMENT

RECOMMENDED ACTION:

MOTION TO APPROVE PLANNING COMMISSION RECOMMENDATION TO PERMIT MULTIFAMILY IN THE MIXED-USE COMMERCIAL/INDUSTRIAL (MUCI) ZONE AS SPECIAL PROPERTY USE (SPU) AND DIRECT THE CITY ATTORNEY TO PREPARE AN ORDINANCE AMENDING LMC 19.58.

DATE: October 26, 2023

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Address quality of place issues

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

The City received a petition to amend the Longview Municipal Code to permit Multifamily in the Mixed-Use Commercial/Industrial district by the property owner of 636 California Way. Please find attached a memo outlining this item further, as well as my staff report delivered to Planning Commission October 4, 2023. The Planning Commission approved of the staff recommendation to permit the use as a Special Property Use permit and recommended the item to City Council.

RECOMMENDED ACTION:

Approval of Planning Commission recommendation to permit Multifamily in the Mixed-Use Commercial/Industrial (MUCI) Zone as Special Property Use (SPU) and direct the City Attorney to prepare an ordinance amending LMC 19.58.

STAFF CONTACT:

McAllister Kosar, Planner

Attachments:

1. Memo_City_Council Re code amendments 636 California Way
2. PC 2023-10 Staff Report zone text amendment 636 California Way
3. Application to Amend Longview Comprehensive Plan



Memorandum

October 5, 2023

TO: Longview City Council

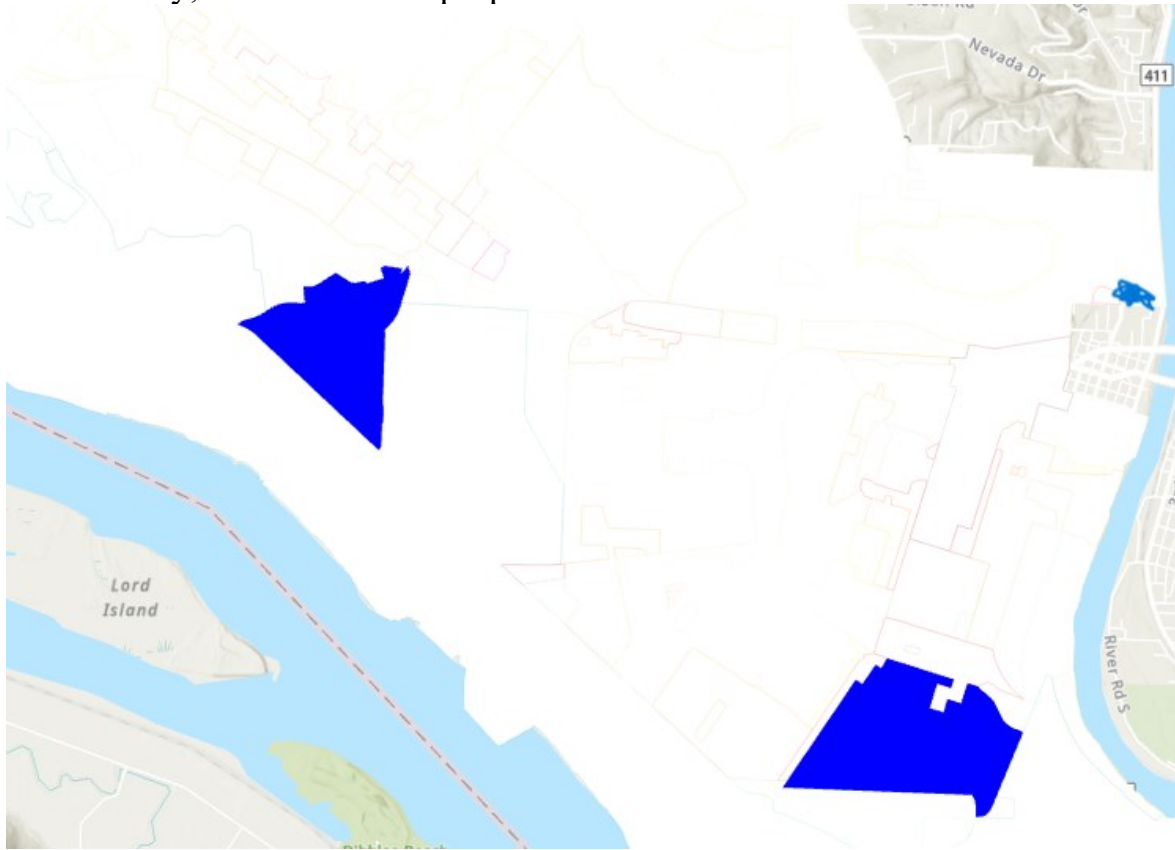
FROM: McAllister Kosar, Planner

SUBJECT: PC 2023-10 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.

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.

Areas impacted by the zoning code change would be those currently zoned Mixed-Use Commercial/Industrial being Memorial Park Dr area, Oregon Way to Tenant Way, and Fishers Ln properties.



At the October 4th, 2023, regular meeting, the Planning Commission held a public hearing on an application for a zone text amendment to permit Multifamily in the Mixed-Use Commercial/Industrial Zone. Staff recommended to the Planning Commission this use be permitted according to the Longview Municipal Code section 19.12 Appeal Board of Adjustments Special Property Use Permits, not outright.

“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.

Planning Commission recommended approval of the zoning code change to City Council. I am expecting to bring this item to City Council October 26th.

The staff report, which contains the proposed zoning code amendment is attached for your information.

If you have any questions, please contact me at 360-442-5083.

Thank you, McAllister Kosar



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: _____

Signature: _____

Name: _____

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State: _____

Zip: _____

Phone: _____

Signature: _____

Name: _____

(Please Print)

Mailing Address: _____

(Street or PO Box)

City: _____

State: _____

Zip: _____

Phone: _____

CERTIFICATION

City of Longview)

SS

County of Cowlitz)

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

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

Signature of applicant(s):



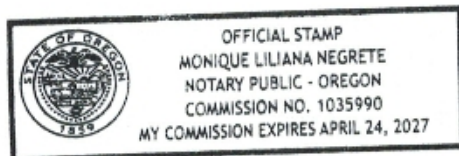
Mailing Address:

12730 SE OTT ST (Street or PO Box)

City: Clackamas State: OR Zip: 97015

Phone: 503 348 7263

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



Notary Public

Printed Name: Monique L. Negrete

Residing In: Clackamas

My Commission Expires: April 24, 2027

NOTES:

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

FILING FEES:

Public Hearing Fee:

\$2,173.00

SEPA Review Fee:

\$543.00

Total Fees:

\$2,716.00

Comments:

BELOW IS FOR STAFF USE ONLY:

DATE APPLICATION COMPLETE:

LONGVIEW PLANNING COMMISSION:

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

7:00 PM

Public Hearing Scheduled: Date:

7:00 PM

Comments:

LONGVIEW CITY COUNCIL:

Public Hearing Scheduled: Date:

7:00 PM

Ordinance No:

Adopted:

Effective:

Comments:



City of Longview

Agenda Summary

THIRD ROUND NEIGHBORHOOD PARK GRANT APPLICATION

RECOMMENDED ACTION:

MOTION TO APPROVE THE THIRD ROUND OF THE NEIGHBORHOOD PARK GRANT PROGRAM FOR FUNDING

DATE: October 26, 2023

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Preserve and enhance neighborhoods
Address quality of place issues
Continue effective financial management

CITY ATTORNEY REVIEW: REQUIRED or N/A

SUMMARY STATEMENT:

The Neighborhood Park Grant Program is a capital program (budgeted in the capital projects fund) initiated by the City Council as a means of giving community groups the opportunity to improve and invest in their parks, while giving the city the opportunity to stretch its capital funds. Annually since 1997, the Parks and Recreation Advisory Board has evaluated applications and made recommendations to the council for final approval.

The program solicits publicly for applications either once or twice a year to give funds out. If there are remaining funds, the department can request the remainder of the funding for a project without the required match. There was \$16,385 remaining in this year's NPG program. The department is requesting \$15,234.09 for the purchase and installation of a playset designed for 2-5 year olds in an area of the playground that was left empty after the playlet for older children was replaced, as well as an inclusive swing for the existing swing set.

The Parks and Recreation Advisory Board met on Thursday, October 19th, for a special meeting and recommended to council this project for funding.

RECOMMENDED ACTION:

Motion to approve the third round of the Neighborhood Park Grant Program for funding

STAFF CONTACT:

Jennifer Wills, Director of Parks and Recreation

Attachments:

1. NPG Bailey Park
2. Round 3 NPG



Longview Parks and Recreation Department Neighborhood Park Grant Application

Application deadline: September 1, 2023

**PLEASE SUBMIT EIGHT (8) COPIES OF THIS APPLICATION AND
EIGHT (8) COPIES OF ANY SUPPLEMENTAL MATERIALS**

Date	Project Name	Project Location
10/13/23	Bailey Park Playground Completion	Bailey Park, 34th & Oak St.
Applicant (organization)		Contact Person and Title
Longview Parks & Recreation Dept.		Alissa Manno - Community Outreach Specialist
Are you a non-profit organization?		If yes, what is your IRS Tax ID#?
☒ Yes ☐ No		91 600 1367
Address		City/State/Zip
2920 Douglas St.		Longview, WA 98632
Daytime Phone	Evening Phone	Email Address
360-442-5406		alissa.manno@ci.longview.wa.us

Project Description.

(Applicants are encouraged to attach additional pages including schematic drawings, site location drawings, maps, pictures, and photographs.)

Purchase and install a playset designed for 2-5 year olds in an area of the playground left empty after the playset for older children was replaced, as well as an inclusive swing for the existing swingset.

Project Relationship to Grant Rating and Instruction Criteria

(On a separate sheet of paper please explain how this project responds to the eight rating criteria listed in the application process. Addressing the eight criteria will enable the Parks and Recreation Advisory Board to evaluate the importance of the project against others that request funding. *Failure to address the criteria will result in an incomplete application and request denial.*)

Need: Does the community have a need for this project? (Consider whether there are similar or complementary facilities in the area/community)

Community Impact: Who will benefit from the project? Provide approximate number, range, and diversity of those likely to be served by or benefit from the project? Do they represent a significant underserved population?

Access: Upon completion, what will the availability of the project be to the public during the year?

Financial Responsibility: What is the potential life span of the project? What will the maintenance and replacement requirements of the project be, both immediate and long-term?

Cost Benefit: Do the benefits outweigh the cost of the project? (Benefits include economic impact and community development, additional opportunities for play in the community, and reduction in youth related social problems.)

Compliance: Does the project comply with the City of Longview's historic preservation plan, park and recreation comprehensive plan, and other city policy initiatives?

Readiness to Proceed: How soon after the grant is approved can the project begin? (Discuss how quickly the applicant can complete the project by demonstrating availability of the required financial match; permits being secured; and availability of needed labor.)

Funding: What are the applicant's potential sources of funding? (Please list all cash and in-kind goods and services) Are they already secured? Does the applicant identify partnership arrangements and what value does the partnership(s) bring to the project?

Project Budget and Funding

ESTIMATED BREAKDOWN OF THE PROJECT

Provide Quotes and List of Supplies	COST OF PAID SUPPLIES	\$ 15,234.09	%
Provide Quotes and Business Information	COST OF PAID SERVICES	\$ n/a	%
Provide Estimated Number and Hours	HOURS OF VOLUNTEER LABOR	\$ n/a	%
Provide Quotes and List of Supplies	COST OF DONATED SUPPLIES	\$ n/a	%
Provide Quotes and Business Information	COST OF DONATED SERVICES	\$ n/a	%
TOTAL COST OF THE PROJECT:		\$ 15,234.09	

TOTAL CASH/DONATIONS AT TIME OF APPLICATION - READINESS TO PROCEED

SECURED APPLICANT CASH:	\$ n/a	%
*(Monetary value of all donations) SECURED APPLICANT DONATIONS:	\$ n/a	%
*(Monetary value: 1 Hour = \$15.00) VOLUNTEER LABOR DONATION COMMITMENT: *	\$ n/a	%
_____ # of Volunteers X _____ # of Hours Donated = _____ Total Hours of Volunteer Labor Donations		

TOTAL OF SECURED FUNDING/DONATION FOR THE PROJECT: \$ n/a

* If the total of secured funding, including donations, does not equal the total cost of the project please provide below the timeline and steps that will be taken to ensure readiness to proceed.

n/a

APPLICANT REQUEST: **50%** REIMBURSEMENT OF EXPENDED FUNDS

Applicants may use cash, in-kind donations and services, and volunteer labor hours to account for the total cost of the project. Matching grant funds are only available for reimbursement on actual expenditures spent on supplies and services and not on donated items or labor.

GRANT FUNDS REQUESTED FROM CITY OF LONGVIEW \$ **15,234.09**

ADDITIONAL PROJECT QUESTIONS

Will fees be charged in connection with using this project? ☐ Yes ☒ No If yes, please describe:	Multi-year project? ☐ Yes ☒ No (If yes, please describe)		
Anticipated Start Date: 10/31/2023	Anticipated Date of Completion: 05/31/2024		
Application completed by (print and sign name) Alissa Manno	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Title Community Outreach Specialist</td> <td style="width: 40%;">Date 10/13/23</td> </tr> </table>	Title Community Outreach Specialist	Date 10/13/23
Title Community Outreach Specialist	Date 10/13/23		

Please return this application by February 14, 2020 to:

City of Longview
Parks and Recreation Department
2920 Douglas St.
Longview, WA 98632

- **Need:** *Does the community have a need for this project? (Consider whether there are similar or complementary facilities in the area/community)*

As a Class 1 – Neighborhood Play Lot, Bailey Park serves as an active recreation area for preschool and lower elementary age children within ¼ mile of the park during school hours, weekends, and summertime. The playground was scheduled for replacement in 2022, however budget restrictions only allowed for replacement of the 5-12 age play structure, leaving 2-5 year olds without age appropriate play equipment.

- **Community Impact:** *Who will benefit from the project? Provide approximate number, range, and diversity of those likely to be served by or benefit from the project? Do they represent a significant underserved population?*

There are 318 addresses within ¼ mile of Bailey Park. Over 1/3 of these addresses qualify as low-moderate income households for which a park within walking distance with safe, high-quality, and age-appropriate play equipment would be paramount.

- **Access:** *Upon completion, what will the availability of the project be to the public during the year?*

Bailey Park is accessible to the public year-round.

- **Financial Responsibility:** *What is the potential life span of the project? What will the maintenance and replacement requirements of the project be, both immediate and long-term?*

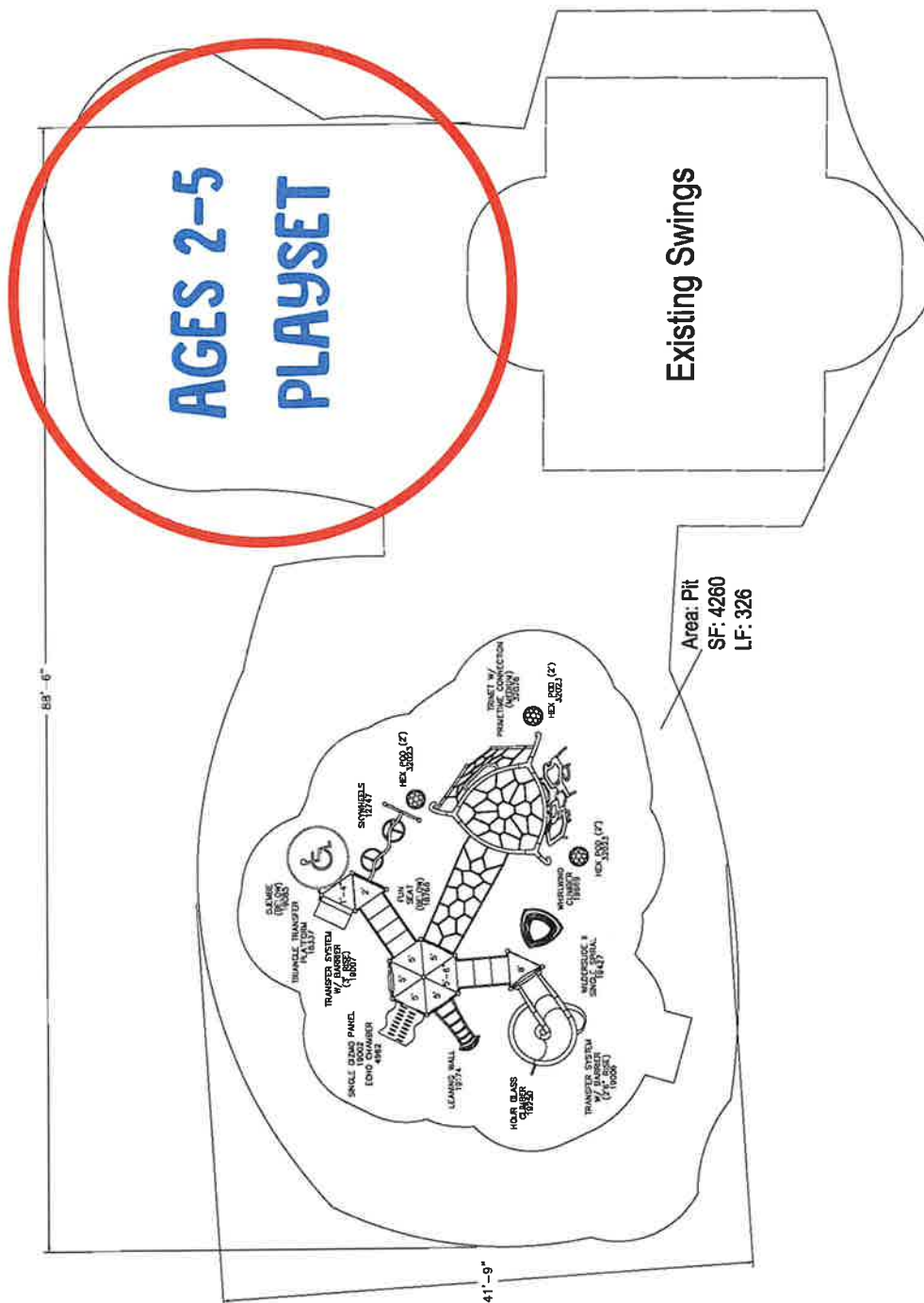
The average lifespan of a playground is 20-25 years. Regular maintenance is already provided by the Parks Maintenance department and the playground will be rescheduled for replacement in approximately 2048.

- **Cost Benefit:** *Do the benefits outweigh the cost of the project? (Benefits include economic impact and community development, additional opportunities for play in the community, and reduction in youth related social problems.)*

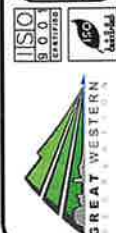
With this project planned to last 25 years, there is no question that the benefits provided to the neighborhood children, families, and community as a whole easily outweigh the cost.

- **Compliance:** *Does the project comply with the City of Longview's historic preservation plan, park and recreation comprehensive plan, and other city policy initiatives?*

In the 2016 City of Longview Parks & Recreation Comprehensive Plan, there are six criteria recommended to prioritize projects. Projects that meet one or more will be considered for highest priority and Bailey Park playground replacement meets three. Completion of the replacement not only complies with the priorities identified in the Comprehensive Plan, but it also embodies Longview's long history of planning and prioritizing high-quality parks & green spaces for its citizens.



Area: Pit
SF: 4260
LF: 326



LongView Parks and Rec
Bally Park
Longview, WA
Representative
Great Western Recreation

SALES REP
LINDSEY ERWIN
253-988-7102
LINDSEY@GW-PARK.COM

Total Elevated Play Components	7	Required	2
Total Elevated Play Components Accessible By Ramp	7	Required	4
Total Elevated Components Accessible By Transfer	5	Required	2
Total Accessible Ground Level Components Shown	3	Required	2
Total Different Types Of Ground Level Components	3	Required	2

Minimum Area Required:
-
Scale:
This drawing can be scaled only when in an 18" x 24" format

DISCLAIMER: SWP without including should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. Consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CANCSEA-2-014

Drawn By:
BW
Date:
8/7/22
Drawing Name:
106556-01-OPT 3



Exploration

PrimeTime is a perfect choice for schools, early learning centers, faith-based organizations and more. With a full range of climbers, slides, ladders and play activities, PrimeTime systems can be configured for any space and any budget, without compromising play or play value.



Zero-G Swing Chair (5-12)

Adding a Zero-G Chair swing to your playground allows children who require additional support to swing alongside their friends. This creates an inclusive environment of play parity where everyone can join in the fun. The Zero-G Chair is available for ages 2-5 and 5-12.



GameTime C/O Great Western Recreation
P.O. Box 680121
Fort Payne, AL 35967
Office: 435-245-5055 Fax: 435-245-5057
.gwpark.com

10/13/2023
Quote #
110700-01-01

Bailey Park Additional Structures Grant CWO

Longview Parks and Rec
Attn: Alissa Manno
34th and Oak Street
Longview, WA 98632
Phone: 360-442-5400
Alissa.Manno@ci.longview.wa.us

Ship to Zip 98632

Qty	Part #	Description	List \$	Selling \$	Ext. Selling \$
1	RDU	GameTime - PT17007 'Exploration'- Reference attached drawing.	\$24,030.00	\$12,015.11	\$12,015.11
1	RDU	GameTime - PT20011 'Vortex'- Reference attached drawing.	\$64,279.00	\$32,139.80	\$32,139.80
1	RDU	GameTime - PT21011 'Tangled Web'- Reference attached drawing.	\$86,818.00	\$43,409.39	\$43,409.39
1	8556	GameTime - 2 3/8" Zero-G Chair (5-12)-Galv Chain	\$738.00	\$715.86	\$715.86
1	38002	GameTime - The Spider	\$12,306.00	\$10,337.04	\$10,337.04
1	38026	GameTime - Spiders Fun Facts	\$1,370.00	\$1,150.80	\$1,150.80
5	39014	GameTime - Tot'S Spider	\$600.00	\$504.00	\$2,520.00
Sub Total					\$102,288.00
Estimated Freight					\$10,904.64
Tax					\$9,281.80
Total					\$122,474.44

Bailey subtotal = \$12,730.97
% of subtotal = 12.4%
12.4% of Freight & tax
= \$2,503.12

Bailey Total
\$15,234.09





NEIGHBORHOOD PARK GRANT PROGRAM



Overview of History,
Current Applications, and
Project Scopes

2023



Presented by **City of Longview Parks & Recreation Department**

History

02



ANNUALLY SINCE 1997



113 PROJECTS



\$606,000 IN MATCHING FUNDS



NPG POLICY & PROCESS



ROUND 3



APPLICANT:

P&R DEPARTMENT

PROJECT NAME:

**BAILEY PARK PLAYGROUND SET
AND SWING**

PROJECT COST/FUNDING REQUESTED:

\$15,234.09

FUNDING RECOMMENDED:

\$15,234.09



RECOMMENDED ACTION

Motion to approve the Park and Recreation Advisory Board's funding recommendation for round three Neighborhood Park Grant Applicant



City of Longview

Agenda Summary

ORDINANCE NO. 3496 – ESTABLISHING STANDARDS FOR PUBLIC WORKS AMENDING CHAPTER 14.04, “STANDARD SPECIFICATIONS FOR PUBLIC WORKS.”

RECOMMENDED ACTION:

MOTION TO ADOPT ORDINANCE NO. 3496

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Improve Streets and Roads.

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

Updating the Longview Municipal Code to reflect the current WSDOT practice of no longer publishing printed copies of the Standard Specifications for Road, Bridge and Municipal Construction prepared by the Washington State Chapter American Public Works Association and the Washington State Department of Transportation, and the APWA supplements to the WSDOT/APWA Standard Specifications

STAFF CONTACT:

Ken Hash, Public Works Director

Attachments:

1. ORD 3496 - standard specifications - kh
2. Chapter 14 red lined - kh
3. Chapter 14 changes accepted - kh

AN ORDINANCE AMENDING CHAPTER 14.04, "STANDARD SPECIFICATIONS FOR PUBLIC WORKS."

WHEREAS, the Longview Municipal Code should current practices of our partner agencies, and

WHEREAS, an inconsistency was discovered in the Longview Municipal Code (LMC) that doesn't match the current practices of our partner agencies, and

WHEREAS, the City of Longview strives to keep current with current practices, and

WHEREAS, amendments to the LMC are required to accomplish these purposes.

NOW THEREFORE, the City Council of the City of Longview do ordain as follows:

Section 1 That Chapter 14.04. of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

Chapter 14.04

STANDARD SPECIFICATIONS FOR PUBLIC WORKS*

Sections:

14.04.010 Specifications adopted.

14.04.020 Vacant. ~~Filing of specifications.~~

14.04.030 Public works or improvements, except local improvement districts.

*For the statutory provisions regarding the adoption by reference of technical codes by code cities, see RCW 35A.12.140.

14.04.010 Specifications adopted.

The city adopts by reference the most current edition of the Standard Specifications for Road, Bridge and Municipal Construction prepared by the Washington State Chapter American Public Works Association and the Washington State Department of Transportation, and the APWA supplements to the WSDOT/APWA Standard Specifications, ~~2002 Edition~~, and incorporate the same in this chapter as though set forth in detail herein to the end that all the specifications, rules, regulations and requirements as set forth therein, and each and every part thereof, shall henceforth be the Standard Specifications for Road, Bridge and Municipal Construction in the city. ~~Further, subsequent editions of the specifications shall become the official specifications for~~

~~road, bridge, and municipal construction as the same are published; provided, however, the subsequent editions shall only become effective upon the new edition being filed with the city clerk.~~

14.04.020 Vacant. Filing of specifications.

~~One copy of the officially recognized Standard Specifications for Road, Bridge and Municipal Construction has been and shall hereafter remain on file for use and examination by the public in the office of the city clerk of the city.~~

14.04.030 Public works or improvements, except local improvement districts.

~~Except for such public works and improvements as are provided for by Chapter 14.08 LMC, the necessity of and procedure for calling for public bids and awarding contracts, based on the same, for public works and improvements shall be governed and controlled by RCW 35.23.352, and the other applicable chapters of the Revised Code of Washington specified in RCW 35A.40.200.~~

Section 2. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance and the same shall remain in full force and effect. The City of Longview hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 3. That the City of Longview City Clerk is hereby ordered and directed to cause this Ordinance to be published.

Section 4. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 5. This Ordinance shall be in full force and effect from and after thirty (30) days from the date of its passage and publication as provided by law.

Passed by the City Council this 26th day of October 2023.

Approved by the Mayor this 26th day of October 2023.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

Dana Gigler

City Attorney

Published:

Chapter 14.04

STANDARD SPECIFICATIONS FOR PUBLIC WORKS*

Sections:

14.04.010 Specifications adopted.

14.04.020 ~~Vacant~~Filing of specifications.

14.04.030 Public works or improvements, except local improvement districts.

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The city adopts by reference the most current edition of the Standard Specifications for Road, Bridge and Municipal Construction prepared by the Washington State Chapter American Public Works Association and the Washington State Department of Transportation, and the APWA supplements to the WSDOT/APWA Standard Specifications, ~~2002 Edition,~~ and incorporate the same in this chapter as though set forth in detail herein to the end that all the specifications, rules, regulations and requirements as set forth therein, and each and every part thereof, shall henceforth be the Standard Specifications for Road, Bridge and Municipal Construction in the city. ~~Further, subsequent editions of the specifications shall become the official specifications for road, bridge, and municipal construction as the same are published; provided, however, the subsequent editions shall only become effective upon the new edition being filed with the city clerk.~~

14.04.020 ~~Filing of specifications~~Vacant.

~~One copy of the officially recognized Standard Specifications for Road, Bridge and Municipal Construction has been and shall hereafter remain on file for use and examination by the public in the office of the city clerk of the city.~~

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Except for such public works and improvements as are provided for by Chapter 14.08 LMC, public works and improvements shall be governed and controlled by RCW 35.23.352, and the other applicable chapters of the Revised Code of Washington specified in RCW 35A.40.200.



City of Longview

Agenda Summary

APPROVAL OF CLAIMS

Based upon the authentication and certification of claims and demands against the city, prepared and signed by the City's auditing officer, and in full reliance thereon, it is moved and seconded as shown in the minutes of this meeting that the following vouchers/warrants are approved for payment:

FIRST HALF OCTOBER 2023 ACCOUNTS PAYABLE: \$3,192,710.33

FIRST HALF OCTOBER 2023 PAYROLL:

\$9,880.51, checks
\$897,117.73, direct deposits
\$611,598.47, wire transfers
\$1,518,596.71 Total

STAFF CONTACT:

Lindy Kennedy, Accountant
Dana Beck, Payroll Specialist

Attachments: None



City of Longview

Agenda Summary

BID REVIEW – DOWNTOWN RECTANGULAR RAPID FLASHING BEACONS

RECOMMENDED ACTION:

MOTION TO ACCEPT THE LOW BID AND AWARD TO MIDWAY UNDERGROUND LLC. IN THE AMOUNT OF \$1,045,388.50

COUNCIL INITIATIVE ADDRESSED:

Improve transportation systems

Improve streets and roads

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

This project provides for the upgrade of six crosswalks in the greater downtown area with rectangular rapid flashing beacons (RRFBs), curb extensions at most locations, and enhanced signing and striping.

On October 3, 2023, three bids were received as follows:

\$1,045,388.50 – Mill Plain Electric Inc., Vancouver, WA

\$1,178,033.00 – Advanced Excavating Specialists LLC, Kelso, WA

\$1,207,937.00 – Clark & Sons Excavating, Inc., Woodland, WA

\$1,100,000 - Engineer's Estimate

All bids received were determined to be regular and responsive.

FINANCIAL SUMMARY:

This project is funded through the Highway Safety Improvement Program (HSIP).

STAFF CONTACT:

Samuel Barham, P.E. Project Engineer

Attachments:

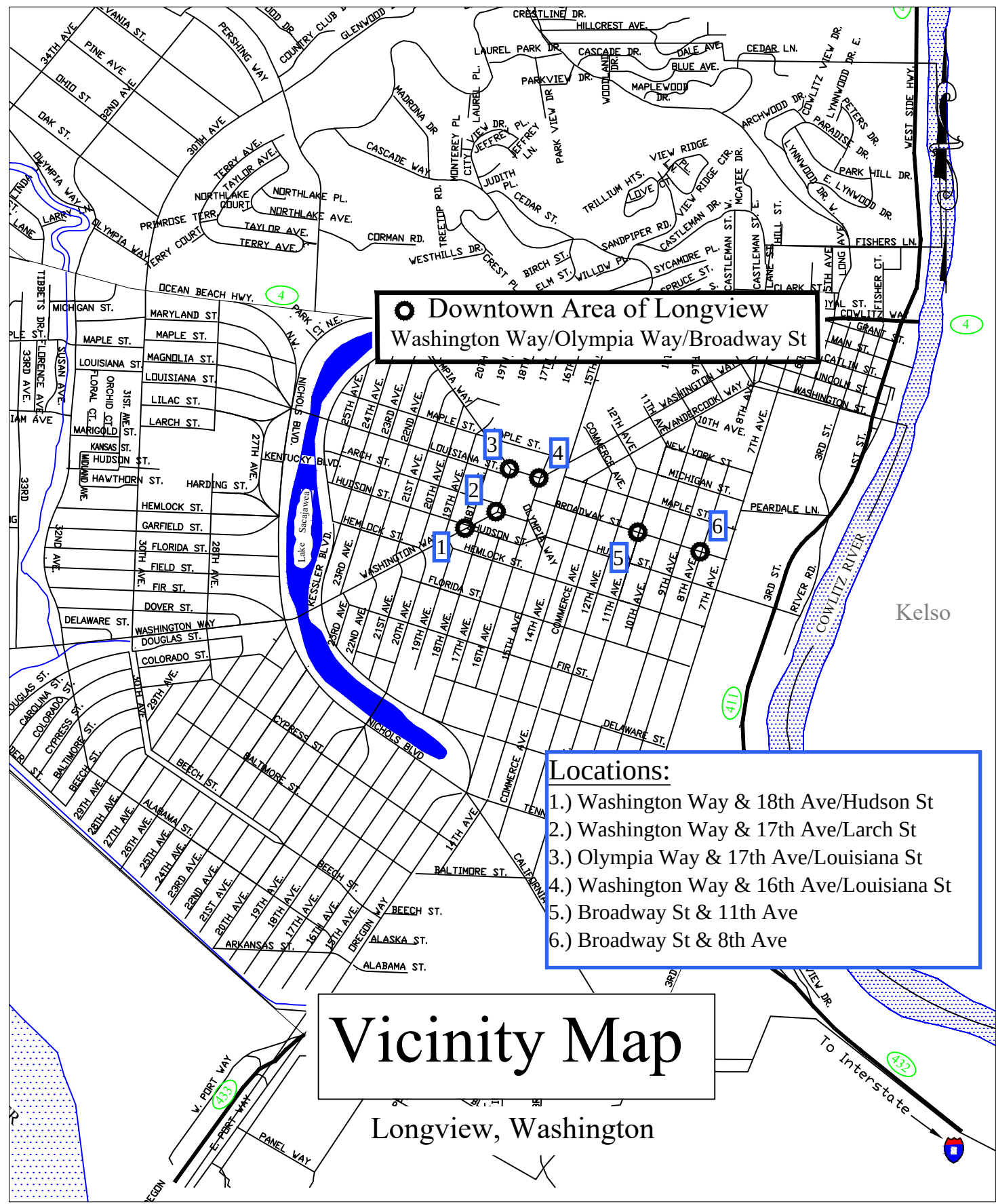
1. 2023_10_17_RRFB_Council Map - kh

Downtown Area of Longview
 Washington Way/Olympia Way/Broadway St

- Locations:**
- 1.) Washington Way & 18th Ave/Hudson St
 - 2.) Washington Way & 17th Ave/Larch St
 - 3.) Olympia Way & 17th Ave/Louisiana St
 - 4.) Washington Way & 16th Ave/Louisiana St
 - 5.) Broadway St & 11th Ave
 - 6.) Broadway St & 8th Ave

Vicinity Map

Longview, Washington



Downtown Rectangular Rapid Flashing Beacons
Traffic Capital Improvement Project



City of Longview

Agenda Summary

REQUEST TO SET PUBLIC HEARING FOR NOVEMBER 14, 2023 FOR THE 2022 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) REQUIRED BY HUD.

RECOMMENDED ACTION:

MOTION TO SET PUBLIC HEARING FOR NOVEMBER 14, 2023 FOR THE 2022 CONSOLIDATED ANNUAL PERFORMANCE REPORT (CAPER) REQUIRED BY HUD.

COUNCIL INITIATIVE ADDRESSED:

Preserve and enhance neighborhoods

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The Consolidated Annual Performance Evaluation Report (CAPER) is an annual report that is submitted to the U.S. Dept. of Housing and Urban Development (HUD). The CAPER report informs HUD of the city's progress towards the strategic goals outlined in the city's Consolidated Plan that is submitted to HUD every five years. HUD requires a public hearing to allow public comment on the report.

STAFF CONTACT:

Kenny Robinson, Program Coordination Specialist

Attachments: None



City of Longview

Agenda Summary

ORDINANCE NO. 3497 AND ORDINANCE NO. 3498 ZONING AND ANNEXATION OF A SINGLE PARCEL ON RUTHERGLEN ROAD

RECOMMENDED ACTION:

MOTION TO ADOPT ORDINANCE NO. 3497 AND ORDINANCE NO. 3498

DATE: October 26, 2023

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Strengthen economic conditions & create new opportunities

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

A single parcel included within the comprehensive plan for the city as zoned low density residential has submitted a notice of intent to commence annexation proceedings to annex into the City from the County. After initial approval by consent agenda at the September 14th, 2023, City Council meeting, a petition was submitted to the City, and certified by the Cowlitz County Assessor's office. The proposed Zoning is R-1. As required, a Public Hearing for any public testimony was held October 12th, 2023.

FINANCIAL SUMMARY:

If annexed, the revenue shifted into the City is estimated at \$41.21.

RECOMMENDED ACTION:

Motion to adopt Ordinance No 3497 and Ordinance No. 3498

STAFF CONTACT:

McAllister Kosar, Planner

Attachments:

1. Ord 3497 Rutherglen Parcel - Zoning Designation
2. Ord 3498 Rutherglen Parcel - Annexation Ordinance
3. Ex A Legal Description WL2507010

ORDINANCE NO. 3497

AN ORDINANCE AMENDING CHAPTER 19 OF THE LONGVIEW MUNICIPAL CODE, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF LONGVIEW, TO REFLECT THE APPLICATION OF A ZONING DESIGNATION OF R-1 RESIDENTIAL DISTRICT ZONING TO A .7 ACRE PARCEL OF LAND TO BE ANNEXED INTO THE CITY OF LONGVIEW

WHEREAS, in response to a request for annexation of .7 acre parcel to the City of Longview, the City Council of the City of Longview, Washington, did hold the final public hearing, pursuant to notice duly published and posted, on the petition addressed to the City Council of said City requesting that the boundaries of said City be altered by including therein certain real property contiguous to the City of Longview; and

WHEREAS, City Staff, after public hearings as required by law, has recommended the following amendments to Title 19 of the Longview Municipal Code, officially designated as the Zoning Ordinance of the City of Longview, originally adopted by Ordinance No. 1334 of said City to provide for the zoning to be applied to this .7 acre parcel; and

WHEREAS, after reviewing the information presented to the City Council and the recommendation of the City Staff, and after having considered all of the evidence and testimony presented in favor and against such amendment, at their October 12th meeting, the City Council voted to approve the recommendation of R-1 Residential District zoning for said .7 acre parcel, as shown in Exhibit A.

NOW THEREFORE, The City Council of the City of Longview do ordain as follows:

Section 1. The City Council adopts the following findings in support of the comprehensive plan amendment and rezone for a .7 acre parcel to be annexed to the city, that is the subject of this ordinance:

1. The proposal is consistent with City's Comprehensive Plan goals for land use and housing, specifically 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).
2. The proposal is consistent with Policy LU-G (Coordinate planning and decision making between the City, Cowlitz County, and other urban service providers in matters relating to urban services and development, ensure that annexations to the City of Longview meet development and growth needs, create reasonable service areas for city services, and form logical extensions of city boundaries).
3. The proposal is consistent with the intent statement for Objective LU-E.4 Policy LU-E.4.1 (Identify single-family dwellings as the principal use in the City's established low-density residential districts. Allow for secondary uses that are compatible with a single-family character).

Section 2. That the following described area located in the City of Longview, Cowlitz County, Washington, shall be, and is hereby designated to the zoning classification of R-1 Residential District, as follows:

Those parcel number(s) commonly known as

WL2507010 (County Property ID: 5965664)

As shown on the Proposed Zoning map attached hereto as Exhibit A and incorporated herein by this reference.

Section 3. This Ordinance shall be in full force and effect from and after thirty (30) days from the date of its passage and publication as provided by law.

Passed by the City Council this 26th day of October, 2023.

Approved by the Mayor this 26th day of October, 2023.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

Dana Gigler
City Attorney

Published: 11-2-2023

Exhibit A



ORDINANCE NO. 3498

AN ORDINANCE ANNEXING THE REAL PROPERTY HEREINAFTER DESCRIBED TO THE CITY OF LONGVIEW, COWLITZ COUNTY, WASHINGTON, AS PROVIDED BY THE LAWS OF THE STATE OF WASHINGTON.

WHEREAS, on the 12th day of October, 2023, the City Council of the City of Longview, Washington, did hold the final public hearing, pursuant to notice duly published and posted, on the petition addressed to the City Council of said City requesting that the boundaries of said City be altered by including therein certain real property contiguous to the City of Longview, said petition having been signed by the owners of not less than 60% in value, according to the assessed valuation for general taxation of said property; and

WHEREAS, on September 27th, 2023 the Cowlitz County Assessor, pursuant to RCW 35A.01.040(9) certified that she had received the "Rutherglen Drive Annexation" petition for annexation filed with the City of Longview that said petition contains valid signatures of property owners of at least sixty percent (60%) of the value as assessed for the general taxation of the property for which annexation is petitioned, and therefore issued a Certificate of Sufficiency; and

WHEREAS, following accepting this ordinance, Notice of Intention regarding the annexation will be filed with the Cowlitz County Boundary Review Board ("Board"); and

WHEREAS, the area proposed for annexation is approximately .7 acres more or less in size, and is of \$18,460 in assessed valuation for the 2023 payable year; and

WHEREAS, all requirements of Chapter 35A.14 RCW preliminary to said final hearing have been duly complied with; and

NOW, THEREFORE, the City Council of the City of Longview do ordain as follows:

Section 1. That said City Council specifically finds that the land described in the Petition for Annexation is situated in the County of Cowlitz in the State of Washington, is contiguous, proximate and adjacent to the present corporate limits of said City and is more particularly described on "Exhibit A" attached hereto and by this reference made a part of this Ordinance.

Section 2. That all of the covenants and conditions precedent to the annexation of said property are hereby made a part of this Ordinance as though fully set forth herein. Said covenants and conditions precedent, are as contained in the Petition for Annexation, and are on file in the office of the City Clerk of said City.

Section 3. That the territory set forth in said "Exhibit A" hereto attached, shall be, and is hereby, made a part of the City of Longview, Cowlitz County, Washington, on the date that this Ordinance takes effect.

Section 4. The City Council hereby declares that should any section, paragraph, sentence or word of this Ordinance be declared for any reason to be invalid, it is the intent of said City Council that it would have passed all other portions of this Ordinance independent of the elimination herefrom of any such portion as may be declared invalid, and that the remainder of said Ordinance shall be and remain in full force and effect.

Section 5. This Ordinance shall take effect and be in full force and effect from and after thirty (30) days of its passage and publication as required by law.

Passed by the City Council this 26th day of October, 2023.

Approved by the Mayor this 26th day of October, 2023.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Published: 11-2-2023

EXHIBIT A

Exhibit A

All that portion of a certain tract of land located in the Northwest Quarter of Section 30, Township 8 North, Range 2 West, Willamette Meridian and in the Northeast Quarter of Section 25, Township 8 North, Range 3 West, Willamette Meridian, Cowlitz County Washington, described as follows:

Commencing at a brass surface monument in Memorial Park Drive, said monument being the same Brass Monument at the centerline P.T. of Memorial Park Drive as shown on the Mint Farm Industrial Park Plat No. 1, and shown on that certain Boundary Line Adjustment Survey recorded in Volume 32 of Surveys, Page 38, records of Cowlitz County; thence North 62°23'53" West a distance of 1089.89 feet to the Northeast corner of that certain tract conveyed to Davis under Auditor's Fee Number (AFN) 3223194, and a 5/8" rebar with red plastic cap marked, "Gibbs & Olson OR 1890 WA 21711", and the POINT OF BEGINNING; thence North 26°10'18" West a distance of 259.41 feet to the Boundary Line Agreement line as shown on said survey, and a 5/8" rebar with red plastic cap marked, "Gibbs & Olson OR 1890 WA 21711"; thence along said monumented agreement line the following courses: North 18°50'41" East a distance of 42.54 feet to a 5/8" rebar with cap marked, "BASS 9130"; thence North 20°16'42" East a distance of 79.29 feet to a 5/8" rebar with red plastic cap marked, "Gibbs & Olson OR 1890 WA 21711"; thence North 21°30'49" East a distance of 99.70 feet to a 5/8" rebar with red plastic cap marked, "Gibbs & Olson OR 1890 WA 21711"; thence North 20°48'15" East a distance of 45.58 feet to a 5/8" rebar with red plastic cap marked, "Gibbs & Olson OR 1890 WA 21711"; thence North 20°35'29" East a distance of 64.11 feet to a 5/8" rebar and red plastic cap marked, "Gibbs & Olson OR 1890 WA 21711"; thence North 18°40'18" East a distance of 35.77 feet to a 1" x 1" Square Bolt; thence North 30°40'53" East a distance of 40.27 feet to that certain Boundary Line Agreement line as described under Auditor's Fee Number (AFN) 3039438 and shown on that certain Survey recorded in Volume 17 of Surveys, Page 53, records of Cowlitz County; thence along said agreement line South 61°15'09" East a distance of 68.72 feet to the northern most corner of Lot 2 as shown on that certain Boundary Line Agreement Survey recorded in Volume 24 of Surveys, Page 191, and a 5/8" rebar with red plastic cap marked, "Gibbs & Olson OR 1890 WA 21711"; thence along said Lot 2 agreement line the following courses: South 20°11'21" West a distance of 191.02 feet to a 5/8" rebar with red plastic cap marked, "Gibbs & Olson OR 1890 WA 21711"; thence South 72°59'00" East a distance of 185.19 feet to a 5/8" rebar with red plastic cap marked, "Gibbs & Olson OR 1890 WA 21711"; thence leaving said Lot 2 agreement line South 30°46'31" West a distance of 401.39 feet to the POINT OF BEGINNING. Containing 84,733 square feet more or less

SUBJECT TO Easements, Restrictions, and Reservations of Record

Exhibit A

All that portion of a certain tract of land located in the Northwest Quarter of Section 30, Township 8 North, Range 2 West, Willamette Meridian and in the Northeast Quarter of Section 25, Township 8 North, Range 3 West, Willamette Meridian, Cowlitz County Washington, described as follows:
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Containing 84,733 square feet more or less

SUBJECT TO Easements, Restrictions, and Reservations of Record

ANIMAL CONTROL SERVICES

CITY OF LONGVIEW



LONGVIEW
Washington

ANIMAL CONTROL SERVICES – HISTORY AND FUTURE RECOMMENDATIONS



Background and history of animal control services



Upcoming changes to animal control services



Recommended course of action



BACKGROUND AND HISTORY OF ANIMAL CONTROL SERVICES WHAT ARE ANIMAL CONTROL SERVICES?

Among these services:

- Enforcement of laws relating to the animals
- barking in city limits
- Trespass
- Animals locked in vehicles
- running at large
- aggressive behavior, etc.
- investigating bite cases and ordering animals quarantined
- 24-hour emergency rescue of unowned injured animals
- Assisting law enforcement officers at scenes where animals are involved (i.e. in vehicles or in public when the owner was arrested)





LONGVIEW
Washington

BACKGROUND AND HISTORY OF ANIMAL CONTROL SERVICES

■ To provide this service to the citizens of Longview, the City of Longview has contracted with the Humane Society of Cowlitz County for many years.

- Limited commission enforcement officers
- Dispatched through Cowlitz 911
- Calls to 911 regarding animal issues diverted directly to Humane Society.
- Licensing
- Shelter Services



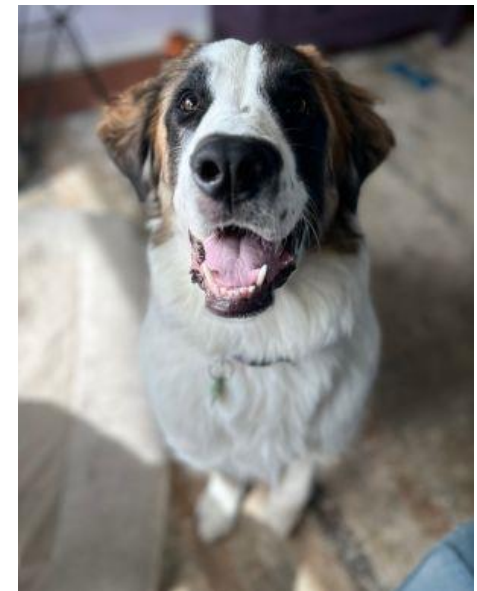


UPCOMING CHANGES: ANIMAL CONTROL SERVICES

- Summer of 2023
 - City of Longview was informed by the Humane Society of Cowlitz County that they will no longer be providing animal control services
 - Shelter services are currently expected to continue being available through the Humane Society of Cowlitz County
 - Effective January 1st, the City of Longview will need an alternative option for animal control services
 - The City of Longview pays approximately \$400,000 a year for services contracted to the Humane Society of Cowlitz County
 - Animal Control
 - Animal Shelter
 - Administrative (animal licensing, etc)
 - The timeline for adopting an alternative option is very short.
 - There are no known entities capable of providing the 24/7 animal control services that were previously contracted to the Humane Society of Cowlitz County.

RECOMMENDED COURSE OF ACTION

- Incorporate animal control services into the function of the Longview Police Department
 - Use funds historically allocated to the Humane Society
 - Hire city employees
 - Provide training
 - Purchase uniforms and equipment
 - Purchase vehicle



COMMUNITY SERVICE OFFICER – ANIMAL CONTROL SERVICES



- The CSO position is a non-commissioned civilian employee.
- They currently respond to low-priority property crimes, abandoned vehicles, runaway reports, and similar calls for service, allowing police officers to remain available for priority calls for service and emergencies.
- Longview Police Support Guild Represented
- Current salary range \$48,480 - \$62,296 plus benefits



LONGVIEW
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COMMUNITY SERVICE OFFICER – ANIMAL CONTROL SERVICES

Add animal control duties to the CSO job description

- *(Current)* Community Service Officer (CSO): - Specific responsibilities could include responding to low-priority service calls, completing stolen vehicle reports, assigning and reviewing the work of volunteers engaged in community support activities, and promoting crime prevention programs.
- *(Proposed)* Community Service Officers - Specific responsibilities could include responding to low-priority service calls, completing stolen vehicle reports, **animal control duties**, assigning and reviewing the work of volunteers engaged in community support activities, and promoting crime prevention programs.



LONGVIEW
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COMMUNITY SERVICE OFFICER – ANIMAL CONTROL SERVICES

Add animal control duties to the CSO job description

- 6. (proposed) May be assigned animal control duties, which include:
 - A. Responding to police calls for service related to animal control
 - B. Investigating animal complaints received from the public and/or other agencies regarding animal welfare, dog bites/attacks, leash law violations, nuisance animals, vicious animals, livestock at large, and unlicensed dogs and/or cats.
 - C. Capture and impound stray, injured, and abused animals.
 - d. Conduct animal welfare checks associated with active cases.
 - e. Seize and secure animal(s) for law enforcement officers as required.
 - f. Educates animal owners about responsible pet ownership and county and state animal laws.
 - g. Issues civil violation notices and/or citations and refers criminal investigations to the Prosecuting Attorney's Office for charging decisions.
 - h. Extracts animals from environments in which they are abandoned or kept in cruel and inhumane conditions.
 - i. Provides testimony in court and/or in administrative hearings.





COMMUNITY SERVICE OFFICER – ANIMAL CONTROL SERVICES

- Hire two new CSOs tasked with handling animal control services in the city of Longview
 - Current salary range \$48,480 - \$62,296 plus benefits (approximately \$63,024 – \$80,988)
- Current CSO staff could not absorb the extra volume of work
- Schedules would be designed to maximize coverage during hours of need
 - Available 24/7 for emergency/urgent requests by officers for animal placement, rescue, or emergency.



LONGVIEW
Washington



ADDITIONAL COSTS FOR PROGRAM STARTUP:

- Training
 - Animal Control Officers must attend an 80-hour WA CJTC ACO academy
 - \$500 registration cost (per officer)
 - Approximately \$5,000 in travel costs (meals and lodging)
- Uniforms
 - \$2000 for uniforms and basic duty equipment (belt, pouches, radio, cellphone, etc)
- Misc Equipment
 - Snare poles, leashes, food/water bowls, gloves, nets, etc
 - Office workstation
 - It will be difficult to know exactly what equipment we need to purchase at start up until the program gets up and running and we have more time to talk with other animal control programs and send our own ACO officers to training.





ADDITIONAL COSTS FOR PROGRAM STARTUP:

- Animal Control Vehicle
 - Animal control vehicles are used to safely transport a variety of animals to a shelter, medical facility, or back to their home.
 - Carry ACO equipment
- Base vehicle: \$33,560
- Upfitting: approximately \$10,000 depending on the set up we desire (box type, MDT, etc).





LONGVIEW
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SHELTER SERVICES

- Continue to contract shelter services with the Humane Society of Cowlitz County
 - Licensing
 - Shelter animals captured or rescued by LPD ACOs





TOTAL ESTIMATED ANIMAL CONTROL PROGRAM COSTS

Expense	Cost	Totals
Salary and benefits*	\$126,048	
Training*	\$6,000	
Uniforms and Officer's Equipment (belt, phone, radio, etc.)*	\$4,000	
Program equipment (snares, kennels, leashes, etc.)	\$5,000	
Vehicle and upfitting	\$43,560	
Total Estimated Startup Costs (first-year costs)		\$169,623
Total Estimated Ongoing Costs (two employees salary and benefits)		\$126,048 – \$161,976
Annual Shelter Costs		?????



*Totals for two employees



Questions?