



City of Longview

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

Agenda

Planning Commission

Wednesday, December 6,
2023

7:00 PM

City Hall

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

Please click the link below to join the webinar:

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

Webinar ID: 823 4803 7864

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		

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

1. **ROLL CALL**

2. **APPROVAL OF MINUTES**

23-001783 PC Minutes of November 1, 2023

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

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

5. **PUBLIC HEARINGS**

23-001730 PC 2023-4 AFFORDABLE HOUSING STRATEGIES - SHARED DRIVEWAYS ORDINANCE
XXXX

RECOMMENDED ACTION: MOTION TO APPROVE THE ORDINANCE LANGUAGE AND
RECOMMEND APPROVAL OF THE ORDINANCE TO LONGVIEW CITY COUNCIL.

6. **NON-PUBLIC HEARING ITEMS**

23-001732 PC 2023-14 5024 OCEAN BEACH HWY COMPREHENSIVE ZONING MAP AMENDMENT &
FUTURE ANNEXATION

RECOMMENDED ACTION: HOLD A PUBLIC HEARING JANUARY 3RD, 2024, FOR
CONSIDERATION OF THE ITEM

23-001751 PC 2023-17 4240 OCEAN BEACH HWY COMPREHENSIVE PLAN MAP AMENDMENT -
REZONE
RECOMMENDED ACTION: HOLD A PUBLIC HEARING JANUARY 3RD, 2024, FOR
CONSIDERATION OF THE ITEM

7. **OTHER BUSINESS**

8. **PLANNER'S REPORT**

23-001733

- Divert Integrated Food Waste Facility Civil Plan Review Near Complete
- Kelso Blue Thistle Vila Affordable Housing Project Environmental Review Completed by City of Longview
- Sunrise Village Affordable Housing Project Environmental Review Completed by City of Longview
- Mt. Solo Place phase 3B & 4 final plats recorded
- Ordinances for 636 California Way code amendment and 5824 Ocean Beach Hwy Rezone were approved by the City Council.
- Received revised submittals for a 17 lot single family subdivision off 33rd Ave

9. **ADJOURNMENT**



City of Longview

1525 Broadway
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Minutes

Agenda

Planning Commission

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2023

7:00 PM

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1. **ROLL CALL**

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

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

Excused: Member Stacy Dalgarno

Staff Present: Mac Kosar, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

23-001655 PC minutes of October 4, 2023

A motion was made by Member Kalei LaFave, seconded by Member Ramona Leber, to approve the regular meeting minutes of October 4, 2023. The motion passed unanimously.

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

None at this time.

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

Read into the record.

5. **PUBLIC HEARINGS**

23-001654 Cottage Housing Ordinance

Mr. Kosar read the staff report.

Chairman Collins suggested a graphic or handout for developers. Mr. Kosar clarified the parking

requirement, noting a PUD does allow a more unique parking design. Member Ramona Leber and Chairman Collins suggested editing the the entry way section, setting a minimum of 40 square feet, and adding "or as otherwise approved" to the language.
Chairman Collins opened the public hearing.
Hearing no speakers, Chairman Collins closed the public hearing.

A motion was made by Member Jeff Rauth, seconded by Member Kalei LaFave, to recommend City Council approve the Municipal Code with revision to the language as discussed. The motion passed unanimously.

23-001656 Shared Driveways Ordinance

23-001657 Mt. Solo Place Phase 5 Final Plat - PULLED

This item is deferred pending City Engineer approval.

6. NON-PUBLIC HEARING ITEMS

Shared Driveways

Mr. Kosar reviewed the staff report.

A table showing roadway standards has been added, including visuals to the table requirements.

A motion was made by Member Ramona Leber, seconded by Member Jeff Rauth, to schedule this matter for a public hearing at the December 6, 2023 regular Planning Commission meeting. The motion passed unanimously.

7. OTHER BUSINESS

A notice of intent has been received for annexation of approximately 34 acres in the 44th/46th area. The Comprehensive Plan appropriately designates the zoning except for two parcels.

Mr. Kosar suggested zoning the two parcels as R4 Multifamily. The other parcels are correctly zoned as TNR. The Planning Commission agrees with the proposal. Mr. Kosar will take that recommendation to Council.

8. PLANNER'S REPORT

23-001653 Sunrise Village

Blue Thistle Villa

Catlin & Main

Divert

250 Industrial Way Graymont-Ecology Voluntary Site Remediation

All recommendations sent to Council were approved.

** 636 California Way - frequent Code Enforcement visits, but progress.*

** Sunrise Village - through the first half of the review process. Will need to be reviewed by the Seattle Housing Authority due to the Housing Vouchers.*

** Blue Thistle Villa - moving on to the the second half of the submittal process*

** Catlin and Main - environmental review*

** Divert - huge project but moving along*

** 250 Industrial Way - submittals received, SEPA*

** Industrial Way Corridor Expansion - expanding rail corridor to the Port*

** 33rd Ave - single-family home preliminary plat review*

9. ADJOURNMENT

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

With no further business to discuss, Chairman Collins adjourned the meeting at 7:45 p.m.

Lisa Vertrees, Recorder

PLANNING COMMISSION CONSIDERATION TO APPROVE OF A SHARED DRIVEWAYS ORDINANCE

RECOMMENDED ACTION:

APPROVE ORDINANCE LANGUAGE ON SHARED DRIVEWAYS AND RECOMMEND APPROVAL TO LONGVIEW CITY COUNCIL

COUNCIL INITIATIVE ADDRESSED:

Strengthen economic conditions & create new opportunities.

CITY ATTORNEY REVIEW: REQUIRED or N/A

SUMMARY STATEMENT:

At the May 11th, 2023, Longview City Council Workshop direction was given to the Planning Commission and staff to review residential districts allowed uses (smaller homes, tiny homes, micro-communities), minimum lot sizes, minimum lot widths, minimum lot setbacks, House Bill 1110, and House Bill 1337 in an effort to aid in affordable housing. The Planning Commission and staff held workshops on August 2nd as well as September 6th to discuss the City's existing Residential Zoning code and how it compares to other Cities, as well as took comment from the public on what they would like to see.

The Shared Driveways Ordinance came about from citizen input, permit counter discussions, staff discussion, and direction for affordable housing strategies from Longview City Council. Many lots in Longview are long and can facilitate additional housing and/or infill, but not as our Municipal Code is currently written. Currently, lots need the correlating lot frontage on a public street for their given zoning, often 45-50 feet. City staff have reviewed other community codes on shared driveways and what is needed for fire access & public works, and with consultation with the Longview Fire Department and Public Works has the attached ordinance which would allow for alternative driveway designs that would be approved by the Fire Marshal, City Engineer, and Community Development Director/Designee in either the development of housing or subdivision of lots. The Shared Driveways Ordinance went through review with the Planning Commission and ultimately has resulted in a Public Hearing on December 6th.

Staff recommends approving the language and recommending approval of the Ordinance to Longview City Council. Much of the language in this ordinance has come from nearby jurisdictions such as Cowlitz County.

FINANCIAL SUMMARY:

n/a

STAFF CONTACT:

McAllister Kosar, Planner
mcallister.kosar@ci.longview.wa.us

FOR ADMINISTRATIVE USE ONLY:

(List the attachments which should be associated with this item.)

NOTES for those that enter into CivicClerk

Agenda Item Name – size 14, not bold

Agenda Summary Info – size 14, titles in bold

PLANNING COMMISSION CONSIDERATION TO APPROVE OF A SHARED DRIVEWAYS
ORDINANCE

RECOMMENDED ACTION:

APPROVE ORDINANCE LANGUAGE ON SHARED DRIVEWAYS AND RECOMMEND
APPROVAL TO LONGVIEW CITY COUNCIL



Chapter 19.XX

SHARED DRIVEWAYS

Sections:

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

19.XX.010 Title.

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

19.XX.020 Purpose and intent.

It is the intent of this chapter to:

- A. Support the city’s goals for economic development and associated housing;
- B. Encourage the efficient use of land in areas of existing public services;
- C. Provide diverse housing options;
- D. Encourage affordability, creativity and variety in housing design and site development;
- E. Promote a variety of housing choices to meet the needs of a population with a variety of individual needs;
- F. Allow for an infill of residential style housing. [Ord XXXX.]

19.XX.030 Applicability.

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

19.XX.040 Authority and administration.

All applications under this chapter shall be made to the City of Longview Building and Planning/Community Development department. The Director or his/her designee in consultation with the City Engineer and Fire Marshal shall administer, interpret, and enforce the provisions of this chapter and shall provide such forms and establish such procedures as may be necessary to administer this chapter. [Ord. XXXX.] All new or revised driveways that include City of Longview Right-of-Way requires a Right-of-Way permit from the Public Works Department prior to construction or demolition. All development will meet the City of Longview Public Works Standards.

19.XX.050 Development standards and requirements.

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

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

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

- a. The minimum width of the tract or access easement serving four or more lots shall be thirty feet.
- b. The base and surfacing shall provide a minimum all weather driving surface constructed as an all-weather road.
- c. Suitable drainage meeting applicable City right-of-way design standards shall be provided along the full length of the access easement.
- d. Access easements serving three or more lots shall be via private road meeting the standards of the City of Longview fire marshal.

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

19.XX.060 Enforcement.

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

19.XX.070 Severability.

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

Privately Owned Access Lanes- City of Longview, WA

Road length (feet)	150' or less	Over 150'	Any length
Total number of dwellings served	1-2	3+	4+
Road width (feet) Minimum	12'	20'	20'
Fire apparatus turn-around required	No	Yes	*
Fire lane signage required	No	Yes	Yes
Roadway Height Clearance	No height requirement	Minimum 13.5 feet	*

**Refer to previous two columns*

EXCEPTION: Access roadway standards may be reduced if the building is protected by a complete automatic sprinkler system designed and installed in compliance with NFPA Standards 13, 13R or 13D with approval of the fire code official, unless access roads are otherwise required by other adopted codes or standards.

EXCEPTION: It is the intent of this section that if the most remote exterior wall location on all structures served by a lane can be reached within 150' of an approved fire lane then standard driveway widths may be used regardless of the number of units served. Where structural placement has not yet been determined, measurement shall be taken from the most remote location on the lots.



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: _____ 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 <u>Amend the Longview Comprehensive Plan</u> 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: <u>R-2</u> To: <u>R-1</u> Present Land Use District Requested Land Use District Address of Property/Properties: <u>5024 Ocean Beach HWY</u> Assessor's Parcel Number(s): <u>WL2408006</u> Legal Description of Property Under Consideration: <u>See exhibit A</u> (Attach additional sheets as necessary)	

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

Change 5024 Ocean Beach HWY from R-2 to R-1

(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.)

Development of this parcel into a manufactured home park would address the regional and community affordable housing shortage in an efficient way. To accomplish this, we would need the zoning designation changed from R-2 to R-1.

(Attach additional sheets as necessary)

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

The current code does not allow manufactured home parks on R-2 designated properties. It is allowed in R-1 designated zones.

(Attach additional sheets as necessary)

GENERAL SITE CHARACTERISTICS

Property Size: Gross Acres: 3.44 Net Acres: 3.33 Square Feet: 148104

Comprehensive Plan Designation: R-2 Is the site vacant? _____

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

Flat land with brush and one single family home.

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:

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: _____

CERTIFICATION

City of Longview)

County of Cowlitz) ^{ss}

I/we, being first duly sworn, do/does hereby depose and say that I am 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 my knowledge and belief, and have affixed my 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): Dan Pagan m h

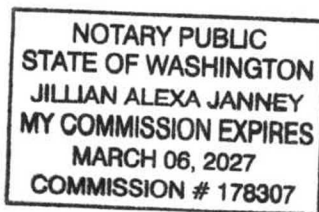
Mailing Address: 20005 NE 182nd Cir

See Note 3

(Street or PO Box)

City: Brush Praire State: WA Zip: 98606 Phone: (360)430-7624

Subscribed and sworn to before me this 2nd day of November, 20 23.



Jillian Alexa Janney
Notary Public

Printed Name: Jillian Janney

Residing In: Fairview, OR

My Commission Expires: March 06, 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.

NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

TO: THE CITY COUNCIL OF THE CITY OF LONGVIEW, WASHINGTON

The undersigned, representing the ownership of more than ten percent of the acreage of the real property for which annexation is sought, as more particularly described below, hereby gives notice to the City Council of the City of Longview, Washington, of their intent to commence annexation proceedings.

The City Council of the City of Longview is hereby requested to set a date not later than 60 days after the date this NOTICE OF INTENTION is filed with the City Clerk for a meeting with the initiating party to determine whether the city will accept, reject, or geographically modify the proposed annexation, whether it will require the simultaneous adoption of a proposed zoning regulation, and whether it will require the assumption of all or any portion of existing city indebtedness by the area sought to be annexed.

Respectfully submitted:

Information regarding real property for which
annexation is sought:

Dan Ragan
Signature of Initiator of Annexation
Dan Ragan DPR Enterprises WA LLC
Printed Name of Initiator of Annexation
11/08/2023
(Date)
20005 NE 182 Cir.
(Mailing address of petitioner)
Brush Prairie, WA 98606
(City, State, Zip)
260 356 2000
(Phone Number - only required for petitioner)

5024 Ocean Beach Hwy
(Street address of property)

Longview, WA 98632

WL2408006
(Parcel Number)

T-5 - INCL BAL OF T-5C AND T-5C1 ON 1952 ROLLS - PARCEL: WL2408006
(Legal)

3.44
(Acreage)

** List this same information for all signers representing the ownership of at least 10% of the most recent assessed valuation of the real property for which annexation is sought. Attach additional sheets, as necessary.

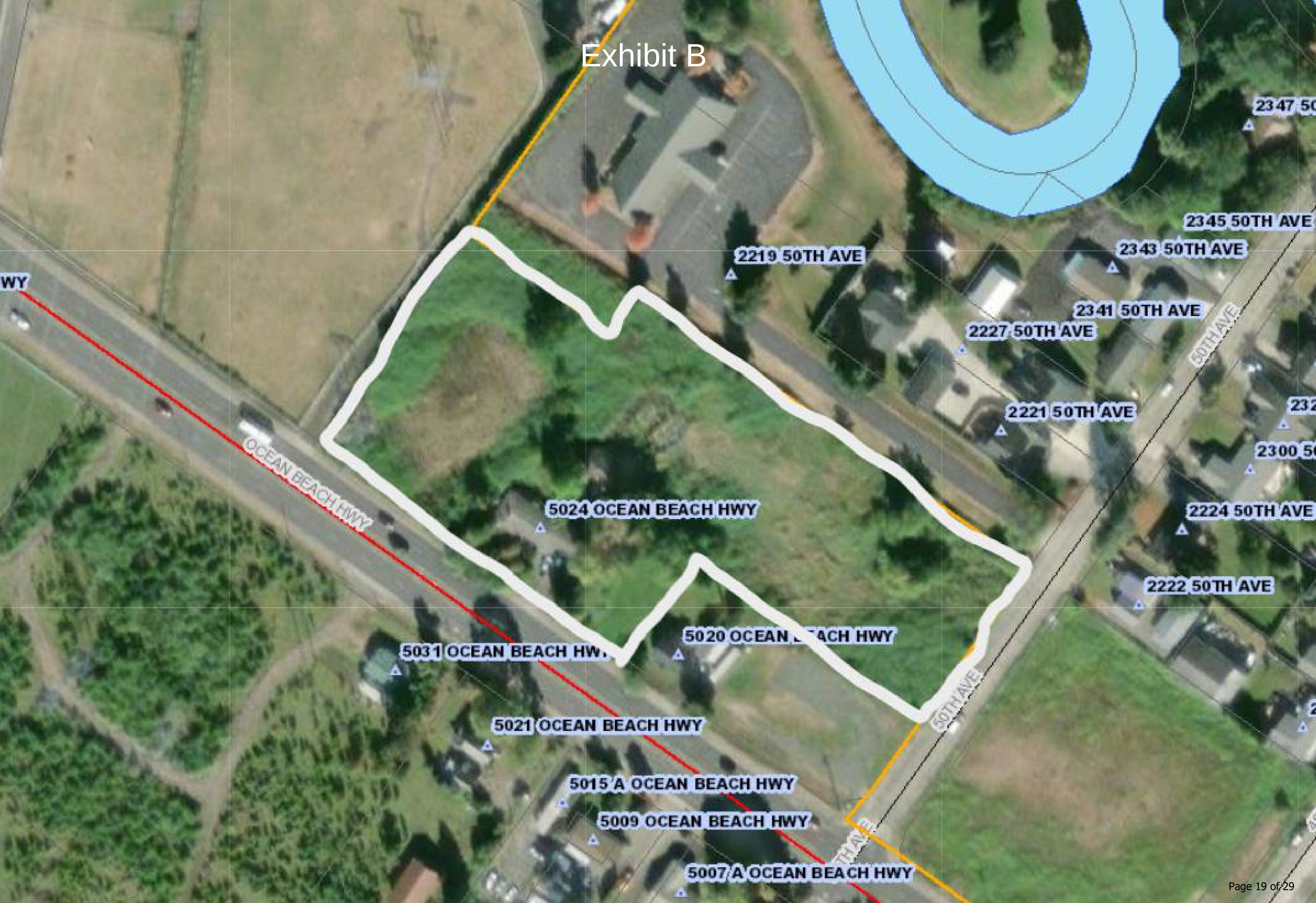
** Provide a location map identifying the area you are requesting to be annexed.

EXHIBIT A

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF 46TH AVE AND THE NORTH LINE OF OCEAN BEACH HIGHWAY AS SHOWN ON THE RECORDED PLAT OF COLUMBIA VALLEY GARDENS NO. 3;
THENCE ALONG THE NORTHERLY LINE OF OCEAN BEACH HIGHWAYS, NORTH 55°03'56" WEST, 1803.5 FEET TO THE WESTERLY LINE OF A ROAD KNOWN AS MUIR ROAD;
THENCE CONTINUING NORTH 34°56'04" EAST, 120 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING NORTH 34°56'04" EAST ALONG MUIR ROAD, 180 FEET;
THENCE NORTH 55°03'56" WEST, 468 FEET;
THENCE SOUTH 34°56'04" WEST, 50 FEET;
THENCE NORTH 55°03'56" WEST, 167 FEET;
THENCE SOUTH 34°56'04" WEST, 250 FEET TO THE NORTHERLY LINE OF OCEAN BEACH HIGHWAY RIGHT-OF-WAY;
THENCE ALONG RIGHT-OF-WAY SOUTH 55°03'56" EAST, 365 FEET;
THENCE NORTH 34°56'04" EAST, 120 FEET;
THENCE SOUTH 55°03'56" EAST, 270 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN COWLITZ COUNTY, STATE OF WASHINGTON

Exhibit B





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: PC 2023-17

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 To: R-3
Present Zoning District Requested Zoning District

Applicant: TOTEM LN LLC Phone: 360-560-5368
(Print All Information)

Contact Name: E. CARMEN MIHAI-LAZAR Fax: -

Mailing Address: 2938 MADRONA DR

City: LONGVIEW (Street or PO Box)

Email: TOTEM LN LLC @
GMAIL.COM

State: WA Zip: 98632

Address of Property/Properties:

- 4240 OCEAN BEACH HWY, LONGVIEW WA 98632
- 6 TOTEM LN, ~~LA~~ LONGVIEW WA 98632
- 4230 OCEAN BEACH HWY, LONGVIEW WA 98632

Assessor's Parcel Number(s):

Parcel numbers: 02970, 0297001, 02971, 1056602

Description of Property: _____

Name of Subdivision: _____ Lot(s): _____

Block(s): _____

Location: Section _____ Township & Range _____ Willamette Meridian
(Attach additional sheets as necessary)

REQUIRED SUBMITTAL MATERIALS

Have you had a pre-application conference with City staff? YES Date: 2020

Maps or Plans Showing Affected Property. ✓

Completed Environmental Checklist (SEPA). ✓

Narrative Explaining Reason for Zone Change Classification Requested (below).

Legal Description of Property.

Acceptable Proof of ownership such as notarized petitions, deed, or title report.

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.

NA

Comments:

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

There are 19 units on these parcels currently (17 houses + 1 duplex). The zoning is R1 which is non-conforming use. We would like to switch it to R3 and possibly build more in the near future.

(Attach additional sheets as necessary)

GENERAL SITE CHARACTERISTICS

Property Size: Gross Acres: 10 Square Feet: _____

Comprehensive Plan Designation: _____

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

Is the site vacant? NO

Current Use of the Land

Describe geographical features and note any structures:

*Flat area. There are 18 houses/buildings,
4 detached garages/buildings, and a few
sheds.*

Current Sewerage System: *sewer line*

Street System serving area: *Ocean Beach Hwy*

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: <i>E. CARMEN MIHAI-LAZAR</i> (Please Print All Information) Mailing Address: <i>2938 MADRONA DR</i> (Street or PO Box) City: <i>LONGVIEW</i> State: <i>WA</i> Zip: <i>98632</i> Phone: <i>360-560-5368</i>	Description/use of Property: <i>property owner address</i>
Name: <i>R. SHAWN REED</i> (Please Print All Information) Mailing Address: <i>2938 MADRONA DR</i> (Street or PO Box) City: <i>LONGVIEW</i> State: <i>WA</i> Zip: <i>98632</i> Phone: <i>360 581-1553</i>	Description/use of Property: <i>property owner address</i>
Name: (Please Print All Information) Mailing Address: (Street or PO Box) City: State: Zip: Phone:	Description/use of Property:
Name: (Please Print All Information) Mailing Address: (Street or PO Box) City: State: Zip: Phone:	Description/use of Property:

FILING FEES:

Public Hearing Fee:	<u>\$2,173.00</u>
SEPA Review Fee:	<u>\$543.00</u>
Total Fees:	<u>\$2,716.00</u>
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:



Date: 11/9/2023

Signature of Applicant:



Date: 11/9/2023

Below is for Staff Use Only:

Longview Planning Commission:

Public Hearing Scheduled:

Date:

7:00 pm

Comments:

Longview City Council:

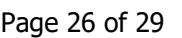
Public Hearing Scheduled:

Date:

7:00 pm

Comments:

of 29



1:4,514

7 RURAL MAJOR COLLECTOR

8. PRIBAI MINOR COLLECTOR

100

ArcGIS Web AppBuilder

WHEN RECORDED RETURN TO:

TOTEMLN LLC
2938 Madrona Dr.
Longview, WA 98632

\$0.00 EXCISE TAX
AFFIDAVIT NO: 23404
COWLITZ COUNTY TREASURER
07/01/2021 DEPUTY JK

File No.: 1140560
Filed for Record at Request of: *Stewart Title Company* Parcel Nos: 0297001, 02970, 1056602, 02971

QUIT CLAIM DEED

THE GRANTOR(S), Lazareed, LLC, a Washington Limited Liability Company, who acquired title as lazareed LLC, a Washington Limited Liability Company for and in consideration of Mere Change In Identity or Form in hand paid, conveys and quit claims to TOTEMLN, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Cowlitz, State of Washington together with all after acquired title of the grantor(s) herein:

PARCEL A:

Lots 15, 20 and that portion of Lot 19 lying Northwesterly from the Northeasterly projection of the boundary line between Lots 16 and 17, all in Block 32, COLUMBIA VALLEY GARDENS NO. 3, according to the plat thereof, recorded in Volume 7 of Plats, page 9, records of Cowlitz County, Washington

EXCEPT all that portion of lots 15, 19 and 20, Block 32, Columbia Valley Gardens No. 3, lying Westerly of the following described line:

Beginning at the Southwest corner of Lot 15, Block 32, Columbia Valley Gardens No. 3., said point being on the Northerly line of Ocean Beach Highway; thence South 55°03'56" East along the Northerly line of said Ocean Beach Highway 75 feet; thence North 34°56'04" East to the Northerly line of Lot 20, Block 32, Columbia Valley Gardens No. 3.

PARCEL B:

All that portion of Lots 15, 19 and 20, Block 32, COLUMBIA VALLEY GARDENS NO. 3, according to the plat thereof, recorded in Volume 7 of Plats, page 9, records of Cowlitz County, Washington, lying Westerly of the following described line:

Beginning at the most Westerly corner of Lot 15, Block 32, COLUMBIA VALLEY GARDENS NO. 3, said point being on the Northerly right of way line of Ocean Beach Highway; thence South 55°03'56" East along said Northerly right of way line 75 feet; thence North 34°56'04" East to the North line of Lot 20, Block 32, Columbia Valley Gardens No. 3.

Parcel C:

A strip of land in Section 24, Township 8 North, Range 3 West of the Willamette Meridian, Cowlitz County, Washington, lying Westerly, Southerly, and Easterly of the left bank of cut-off slough and Easterly, Northerly and Westerly of Lot 20, and Westerly of a portion of Lot 19, all in Block 32, COLUMBIA VALLEY GARDENS NO. 3, according to the plat thereof, recorded in Volume 7 of Plats, page 9, records of Cowlitz County, Washington, described as follows:

Beginning at the Northerly corner common to Lots 16 and 17, Block 32, Columbia Valley Gardens No. 3; thence North 34°56'04" East along the Northeasterly projection of the Southeasterly line of aforesaid Lot 16 a distance of 317.87 feet to a point in the Northeasterly line of a 20 foot alley, said point also being in the Northeasterly boundary of the plat of Columbia Valley Gardens No. 3 and THE TRUE POINT OF BEGINNING for the strip hereinafter described; thence Northerly along a curve concave to the East having a radius of 295.00 feet an arc distance of 158.55 feet to the tangent point in said boundary; thence North 13°15'00" East 210.39 feet; thence Northwesterly along a curve concave to the Southwest having a radius of 207 feet, an arc distance of 275.90 feet; thence North 63°07'00" West 130 feet; thence Westerly along a curve concave to the Southeast having a radius of 109 feet an arc distance of 230.64 feet; thence South 04°21'00" East 380 feet; thence South 19°33'00" West 125.34 feet; thence South 34°56'04" West 36.71 feet to the most Northerly corner of Lot 14 of said plat; thence North 15°31' 00" East 99.88 feet to a point in the existing left bank of cut-off slough; thence continuing Northerly, Easterly, Southeasterly and Southerly along said existing left bank of the following fourteen courses:
North 01°33'00" East 153.13 feet;
North 06°17'00" West 116.31 feet;
North 01°43'00" West 89.80 feet;
North 01°51'05" West 74.77 feet;

WHEN RECORDED RETURN TO:

TOTEMLN LLC
2938 Madrona Dr.
Longview, WA 98632

File No.: 1140560

Filed for Record at Request of: **Stewart Title Company**

QUIT CLAIM DEED

THE GRANTOR(S), **Lazareed, LLC, a Washington Limited Liability Company, who acquired title as lazareed LLC, a Washington Limited Liability Company** for and in consideration of **Mere Change in Identity or Form** in hand paid, conveys and quit claims to **TOTEMLN, LLC, a Washington Limited Liability Company** the following described real estate, situated in the County of Cowlitz, State of Washington together with all after acquired title of the grantor(s) herein:

PARCEL A:

Lots 15, 20 and that portion of Lot 19 lying Northwesterly from the Northeasterly projection of the boundary line between Lots 16 and 17, all in Block 32, COLUMBIA VALLEY GARDENS NO. 3, according to the plat thereof, recorded in Volume 7 of Plats, page 9, records of Cowlitz County, Washington

EXCEPT all that portion of lots 15, 19 and 20, Block 32, Columbia Valley Gardens No. 3, lying Westerly of the following described line:

Beginning at the Southwest corner of Lot 15, Block 32, Columbia Valley Gardens No. 3., said point being on the Northerly line of Ocean Beach Highway; thence South 55°03'56" East along the Northerly line of said Ocean Beach Highway 75 feet; thence North 34°56'04" East to the Northerly line of Lot 20, Block 32, Columbia Valley Gardens No. 3.

PARCEL B:

All that portion of Lots 15, 19 and 20, Block 32, COLUMBIA VALLEY GARDENS NO. 3, according to the plat thereof, recorded in Volume 7 of Plats, page 9, records of Cowlitz County, Washington, lying Westerly of the following described line:

Beginning at the most Westerly corner of Lot 15, Block 32, COLUMBIA VALLEY GARDENS NO. 3, said point being on the Northerly right of way line of Ocean Beach Highway; thence South 55°03'56" East along said Northerly right of way line 75 feet; thence North 34°56'04" East to the North line of Lot 20, Block 32, Columbia Valley Gardens No. 3.

Parcel C:

A strip of land in Section 24, Township 8 North, Range 3 West of the Willamette Meridian, Cowlitz County, Washington, lying Westerly, Southerly, and Easterly of the left bank of cut-off slough and Easterly, Northerly and Westerly of Lot 20, and Westerly of a portion of Lot 19, all in Block 32, COLUMBIA VALLEY GARDENS NO. 3, according to the plat thereof, recorded in Volume 7 of Plats, page 9, records of Cowlitz County, Washington, described as follows:

Beginning at the Northerly corner common to Lots 16 and 17, Block 32, Columbia Valley Gardens No. 3; thence North 34°56'04" East along the Northeasterly projection of the Southeasterly line of aforesaid Lot 16 a distance of 317.87 feet to a point in the Northeasterly line of a 20 foot alley, said point also being in the Northeasterly boundary of the plat of Columbia Valley Gardens No. 3 and THE TRUE POINT OF BEGINNING for the strip hereinafter described; thence Northerly along a curve concave to the East having a radius of 295.00 feet an arc distance of 158.55 feet to the tangent point in said boundary; thence North 13°15'00" East 210.39 feet; thence Northwesterly along a curve concave to the Southwest having a radius of 207 feet , an arc distance of 275.90 feet; thence North 63°07'00" West 130 feet; thence Westerly along a curve concave to the Southeast having a radius of 109 feet an arc distance of 230.64 feet; thence South 04°21'00" East 380 feet; thence South 19°33'00" West 125.34 feet; thence South 34°56'04" West 36.71 feet to the most Northerly corner of Lot 14 of said plat; thence North 15°31'00" East 99.88 feet to a point in the existing left bank of cut-off slough; thence continuing Northerly , Easterly, Southeasterly and Southerly along said existing left bank of the following fourteen courses:

North 01°33'00" East 153.13 feet;
North 06°17'00" West 116.31 feet;
North 01°43'00" West 89.80 feet;
North 01°51'05" West 74.77 feet;

North 11°55'35" East 61.11 feet;
North 29°22'11" East 76.47 feet;
North 67°36'10" East 68.88 feet;
South 77°33'42" East 61.84 feet;
South 63°19'23" East 79.76 feet;
South 54°23'06" East 122.69 feet;
South 42°06'47" East 117.94 feet;
South 11°13'54" East 94.59 feet;
South 05°49'37" West 93.62 feet;
South 09°50'52" West 274.50 feet to a point that is North 34°56'04" East from the true point of beginning; thence South 34°56'04" West 45.47 feet to the true point of beginning.

Parcel D:

Lot 16 Block 32, COLUMBIA VALLEY GARDENS NO. 3, according to the plat thereof, recorded in Volume 7 of Plats, page 9, records of Cowlitz County, Washington.

EXCEPTING therefrom the Southeasterly 53 feet thereof.

Address as follows: 6 Totem Lane, Longview, WA 98632; 4230 Ocean Beach Highway Longview, WA 98632 and 4240 Ocean Beach Highway, Longview, WA 98632

Abbreviated Legal: Portion of Lots 19, 20, Block 32, COLUMBIA VALLEY GARDENS NO. 3, 7/9, and Portion of the E 1/2 of Section 24, T8N, R3W :

Tax Parcel Number(s): 0297001, 02970, 1056602 and 02971

June 28th, 2021
Dated: May 28th, 2021

Robert Shawn Reed, Member

Elena Carmen Mihai-Lazar, Member

State of Washington

County of Cowlitz

SS.

I certify that I know or have satisfactory evidence that Robert Shawn Reed and Elena Carmen Mihai-Lazar are the persons who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledge it as the s of Lazareed, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

June 28th, 2021
Dated: May 28th, 2021

Dannette L. Wicken

Notary name printed or typed: Dannette L. Wicken

Notary Public in and for the State of Washington

Residing at Longview

My appointment expires: November 29, 2024

