



City of Longview

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

Agenda

Planning Commission

Wednesday, January 8, 2025

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**
25-001201 PC Minutes of December 4, 2024
3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**
4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**
5. **PUBLIC HEARINGS**
6. **NON-PUBLIC HEARING ITEMS**
25-001233 Mt. Solo Phase 6 Final Plat
25-001234 Workshop - Interim Zoning Regulations in the Highlands
7. **OTHER BUSINESS**
8. **PLANNER'S REPORT**
25-001235 Update - Fishers Lane property
9. **ADJOURNMENT**



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1. **ROLL CALL**

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

Present: Craig Collins, Trey Davis, Ramona Leber, and Jeff Rauth. There are two vacant positions.

Excused: Alison Moss

Staff Present: Community & Economic Development Director Nick Little, Planner Irene Rutikanga, City Engineer Sam Barham, Admin Nancy Vandehey

2. **APPROVAL OF MINUTES**

24-001074 PC Minutes of November 6, 2024

Ramona Leber asked for a correction. Alison Moss was marked as absent but was excused.

A motion was made by Ramona Leber seconded by Jeff Rauth to approve the corrected minutes. The motion passed unanimously.

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

None at this time.

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

The relevant portion of the Declaration was read by Nick Little. There were no objections.

5. **PUBLIC HEARINGS**

24-001083 Recommended amendments to LMC Chapter 19.58 regarding permitted uses for data centers and cryptocurrency mining

Irene Rutikanga shared a powerpoint presentation on data centers.

The public hearing was opened and closed at 7:08 pm with no public to comment.

A motion was made by Ramona Leber seconded by Jeff Rauth to approve the recommended

amendments to LMC Chapter 19.58 for data centers and to forward this recommendation to City Council. This passed unanimously.

Irene Rutikanga shared a powerpoint presentation on cryptocurrency mining.

The public hearing was opened and closed at 7:17 pm with no public to comment.

A motion was made by Ramona Leber seconded by Jeff Rauth to approve draft language adding cryptocurrency mining facility as a non allowed in LMC 19.58.020 and forwarding the recommendation to the City Council. This passed unanimously.

6. **NON-PUBLIC HEARING ITEMS**

24-001085 Workshop: Fishers Lane property

Nick Little shared a powerpoint presentation.

Discussion included multiuse zones - Ord 3421 and flexibility of mixed used residential and commercial. The commission is leaning towards an R4 designation. Nick Little would like to bring in back in January or February with tables and language prior to the public hearing.

24-001084 Workshop: Highlands Interim Zoning Regulations

Nick Little shared a powerpoint presentation.

Discussion included the number of vacant lots available in the Highlands and the R1 zone only allows for single family residences - no duplexes. The R1 designation must have changed, as there are duplexes built in the 90s, under R1 designation. The commission would like to see the options for allowing duplexes in R1 in targeted areas, such as Highlands. Nick provided some information on the status of some landowners and where they were in the permitting process in relation to the interim zoning regulations. The commission would like to see options brought back in a workshop format.

7. **OTHER BUSINESS**

Ramona Leber would like to ask staff to come back after City Council approves the budget to explain the budget and target outcomes for Planning Commission; specifically the comp plan update, which isn't due until 2026, but believes there was a grant opportunity.

Nick Little noted that the Commerce grant application is in process and will be submitted for a request of \$20,000. He hopes to do as much as possible in-house and pursue an RFP as needed.

8. **PLANNER'S REPORT**

Nick Little and Sam Barham provided some development project updates. Nick Little plans to bring some legislative clean up to City Council and will report back to the Commission.

There was an inquiry about the development with a deadline to make progress by the end of the year. Nick Little stated that there was a recent meeting and it appears that it will be challenging to meet requirements by the deadline. If they don't meet them, then the application will expire.

9. **ADJOURNMENT**

The next regular Planning Commission meeting is scheduled for January 8th, 2024 at 7 p.m, rescheduled from January 1st, a holiday.

Trey Davis asked to be excused from the January meeting.

With no further business to discuss, Chairman Collins adjourned the meeting at 8:47 p.m.

Nancy Vandehey, Recorder



Memorandum

TO: Longview Planning Commission

FROM: Nick Little, CED Director

MEETING DATE: January 8th, 2025

SUBJECT: Case No. LUA2024-0038 - Final Plat for Mt. Solo Place Phase 6

The developer of Mt. Solo Place subdivision has applied for Final Plat approval for Phase 6. Mt Solo Place Phases IV-V was originally granted preliminary approval in September of 2021, and modifications to the phasing plan were approved in August of 2023 which created a sixth phase. The previous phases have been constructed and approved, with the most recent (Phase 5) gaining final approval in early 2024.

The proposed subdivision completes the extension of Henderson Way and Sadie Lane, and creates a total of 27 building lots, one public stormwater tract, and a private tract containing a stormwater easement. Necessary infrastructure and improvements have been installed or will be bonded for later construction and/or warranty. CC&Rs, Mt. Solo Place Phase 6 Homeowner's Association rules and bylaws, and a valid subdivision certificate have also been submitted and will record concurrently with the final plat documents.

The final plat has been reviewed by the Community Development Director and the City Engineer and has been found to substantially conform to the Mt. Solo Place Preliminary Approval and the final plat standards contained in LMC 19.80.160.

City Council review has been set for January 9th, 2025. Confirmation of Planning Commission approval will be provided in advance of the January 9th City Council meeting, provided approval is granted by the Planning Commission.

Staff Recommendation:

Staff recommends the City Council approve the Final Plat of Phase 6 of the Mt. Solo Place subdivision.

Attachments:

Exhibit A – Memo to Planning Commission

Exhibit B – Mt. Solo Place Phasing Map

Exhibit C – Mt. Solo Place Phase 6 Final Plat

Exhibit D – 2021 Preliminary Plat Approval and 2023 Preliminary Approval Modification

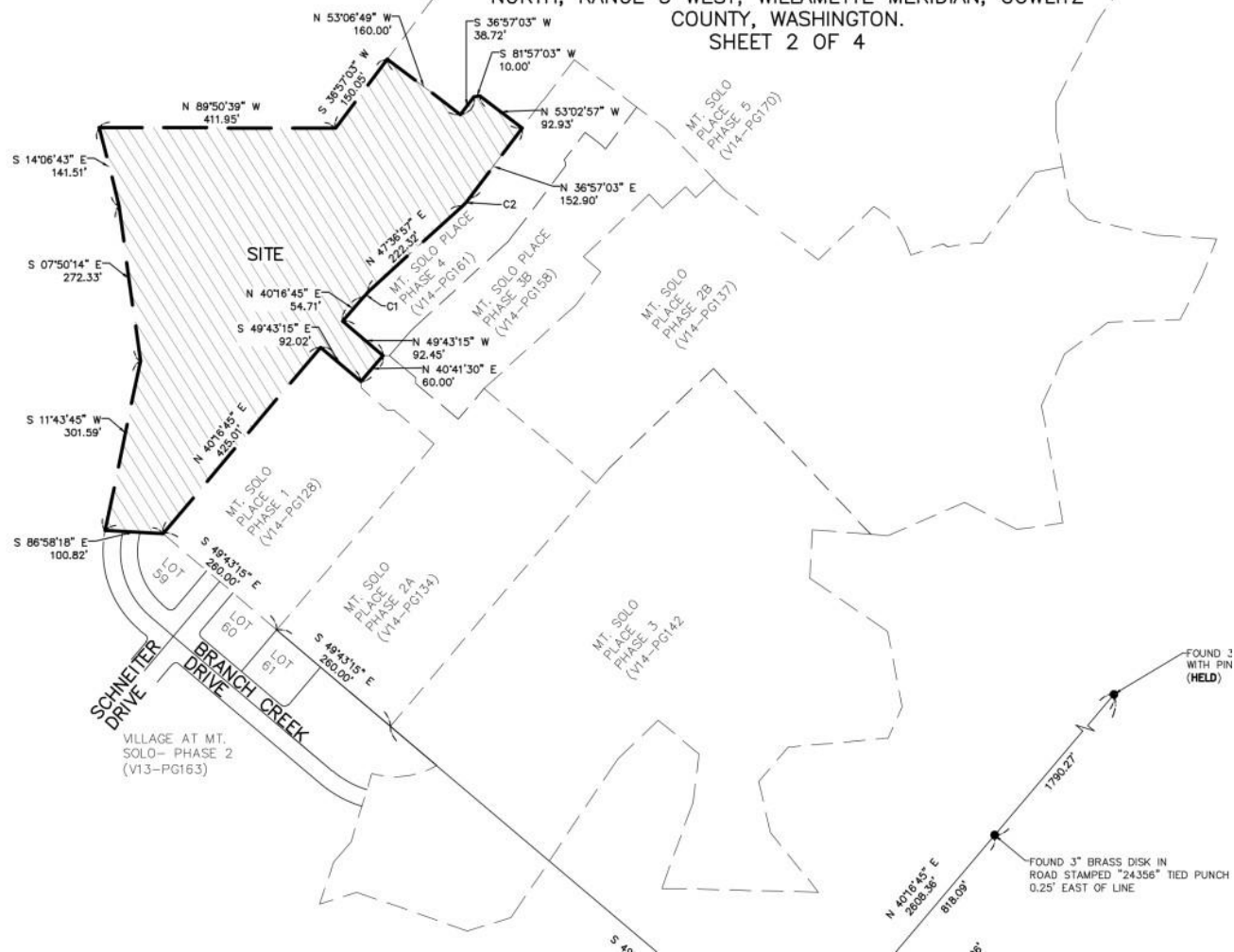
Exhibit E – Project Photos

MT SOLO PHASING PLAN

MT. SOLO PLACE PHASE 6

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 4



PARCEL NUMBER: 107460100

PERIMETER DESCRIPTION:

A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14 AND 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 NORTHWEST CORNER OF LOT 8 OF 'MT. SOLO PLACE PHASE 1' PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS AT PAGE 128, RECORDS OF COWLITZ COUNTY, WASHINGTON;

THENCE ALONG THE NORTH LINE OF SAID LOT 8 SOUTH 49°43'15" EAST, FOR A DISTANCE OF 92.02 FEET;

THENCE NORTH 40°41'30" EAST, FOR A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT 168 OF 'MT. SOLO PLACE PHASE 4' PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS AT PAGE 161, RECORDS OF COWLITZ COUNTY, WASHINGTON;

THENCE ALONG THE SOUTH LINE OF SAID LOT 168 NORTH 49°43'15" WEST, FOR A DISTANCE OF 92.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 168;

THENCE ALONG THE WEST LINE OF SAID 'MT. SOLO PLACE PHASE 4' NORTH 40°16'45" EAST, FOR A DISTANCE OF 54.71 FEET;

THENCE CONTINUING ALONG SAID WEST LINE ALONG THE ARC OF A TANGENT 100.03 FOOT RADIUS CURVE 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 CONTINUING ALONG SAID WEST LINE NORTH 47°36'57" EAST, FOR A DISTANCE OF 222.32 FEET;

THENCE CONTINUING ALONG SAID WEST LINE ALONG THE ARC OF A TANGENT 100.00 FOOT RADIUS CURVE 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 CONTINUING ALONG SAID WEST LINE NORTH 36°57'03" EAST, FOR A DISTANCE OF 152.90 FEET TO A POINT ON THE SOUTH LINE OF 'MT. SOLO PLACE PHASE 5' PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS AT PAGE 170, RECORDS OF COWLITZ COUNTY, WASHINGTON;

THENCE ALONG THE SOUTH LINE OF SAID 'MT. SOLO PLACE PHASE 5' NORTH 53°02'57" WEST, FOR A DISTANCE OF 92.93 FEET;

THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 81°57'03" WEST, FOR A DISTANCE OF 10.00 FEET;

THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 36°57'03" WEST, FOR A DISTANCE OF 38.72 FEET;

THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 53°06'49" WEST, FOR A DISTANCE OF 160.00 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE LEAVING SAID SOUTH LINE SOUTH 36°57'03" WEST, FOR A DISTANCE OF 150.05 FEET;

THENCE NORTH 89°50'39" WEST, FOR A DISTANCE OF 411.95 FEET;

THENCE SOUTH 14°06'43" EAST, FOR A DISTANCE OF 141.51 FEET;

THENCE SOUTH 07°50'14" EAST, FOR A DISTANCE OF 272.33 FEET;

THENCE SOUTH 11°43'45" WEST, FOR A DISTANCE OF 301.59 FEET TO THE NORTHWEST CORNER OF 'VILLAGE AT MT. SOLO PHASE 2' PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS AT PAGE 163, RECORDS OF COWLITZ COUNTY, WASHINGTON;

THENCE ALONG THE NORTH LINE OF SAID 'VILLAGE AT MT. SOLO PHASE 2' SOUTH 86°58'18" EAST, FOR A DISTANCE OF 100.82 FEET TO THE SOUTHWEST CORNER OF SAID 'MT. SOLO PLACE PHASE 1';

THENCE ALONG THE WEST LINE OF SAID 'MT. SOLO PLACE PHASE 1' NORTH 40°16'45" EAST, FOR A DISTANCE OF 425.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.71 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

ACKNOWLEDGMENTS:

STATE OF WASHINGTON.
COUNTY OF COWLITZ.

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

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

SIGNED _____

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

CITY ENGINEER

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

CHAIRMAN, ATTEST, SECRETARY
LONGVIEW PLANNING COMMISSION

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

MAYOR, CITY OF LONGVIEW ATTEST, CITY CLERK

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

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

MT. SOLO PLACE PHASE 6

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 4

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
- 6) MT. SOLO PLACE PHASE 3 VOL. 14, PAGE 142
- 7) MT. SOLO PLACE PHASE 3B VOL. 14, 158
- 8) MT. SOLO PLACE PHASE 4 VOL. 14, PAGE 161
- 9) MT. SOLO PLACE PHASE 5 VOL. 14, PAGE 170

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. 6" CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

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

LICENSED LAND SURVEYOR

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

NOTICE:

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

NOTES:

1) 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.

2) 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.

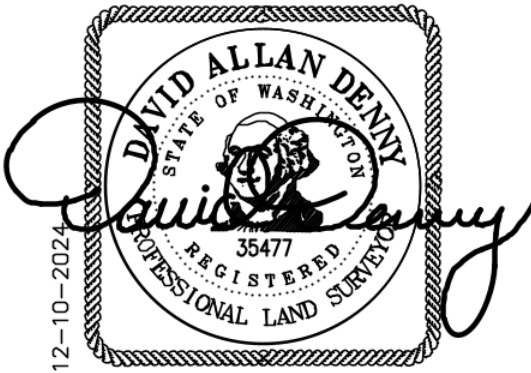
3) SIDEWALK CONSTRUCTION AND PLANTING STRIP TREES AND LANDSCAPING APPROVAL FROM THE CITY ARE REQUIRED BEFORE OCCUPANCY PERMIT.

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

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.

6) THE FOLLOWING PUBLIC ROADS ARE DEDICATED TO THE CITY OF LONGVIEW WITH THIS PLAT HENDERSON WAY AND SADIE LANE.

7) PRIVATE TRACT SHALL BE MAINTAINED BY THE MT. SOLO PLACE HOMEOWNERS ASSOCIATION.



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

COWLITZ COUNTY TREASURER

AUDITOR'S CERTIFICATE:

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

COWLITZ COUNTY AUDITOR

DEPUTY AUDITOR

PROTECTIVE COVENANTS:
DECLARANT DECLARATION:

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

BY: _____
PRINTED _____ SIGNED _____ TITLE _____ DATE _____

DEDICATION

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

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

SIGNED AND SEALED _____

STATE OF WASHINGTON

COUNTY OF _____

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

TO ME KNOWN TO BE THE _____ OF _____.

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

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

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS _____ DAY OF _____, 2024.

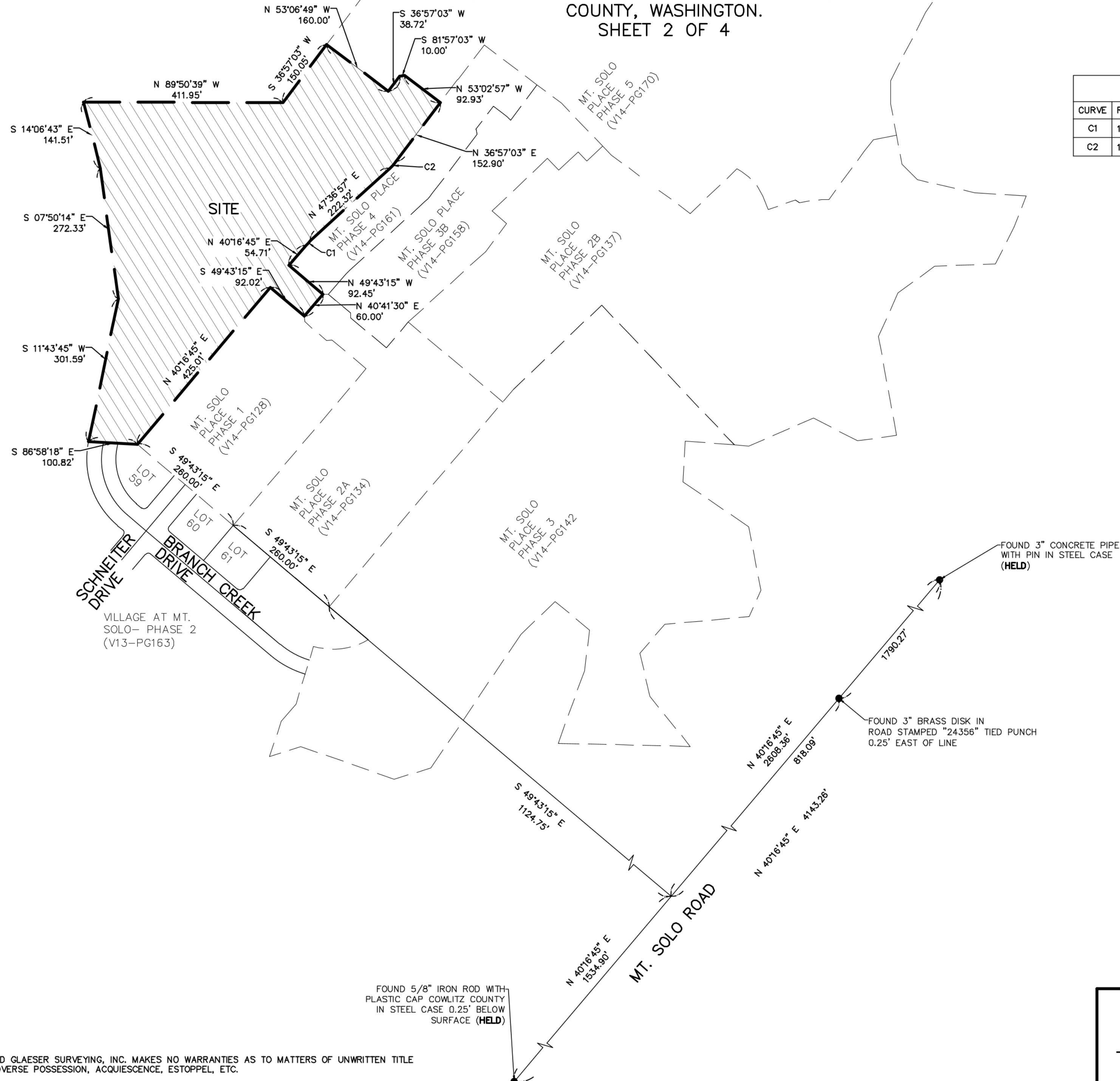
SIGNED _____

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

SCALE: 1"=150'
JOB NO: 23-127
DWG NO: PLAT-6
DATE: 12-10-2024
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
SHEET 1 OF 4

MT. SOLO PLACE PHASE 6

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SHEET 2 OF 4



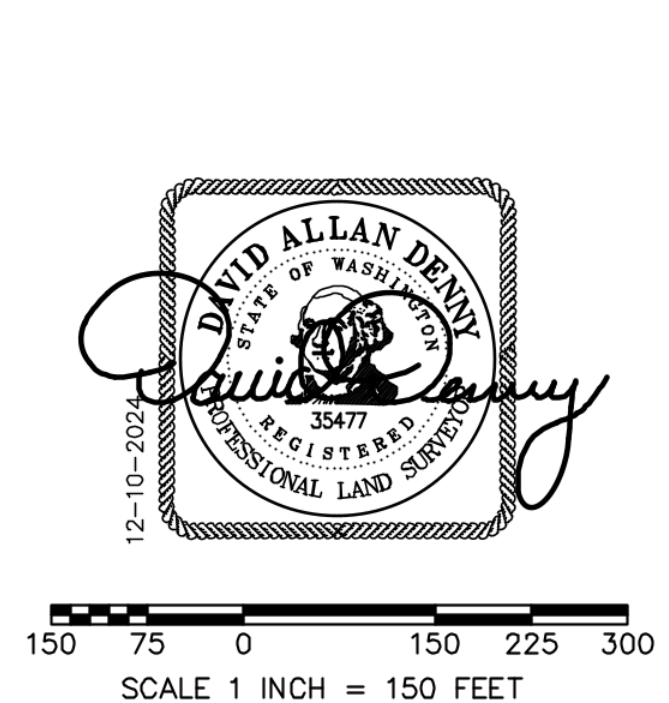
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	100.03'	7°25'22"	12.96'	N 43°59'28" E	12.95'
C2	100.00'	10°39'54"	18.61'	N 42°17'00" E	18.59'

LEGEND:

● INDICATED MONUMENT FOUND AS NOTED

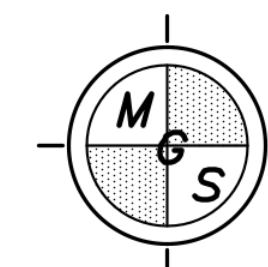
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- 7) MT. SOLO PLACE PHASE 3B VOL. 14, 158
- 8) MT. SOLO PLACE PHASE 4 VOL. 14, PAGE 161
- 9) MT. SOLO PLACE PHASE 5 VOL. 14, PAGE 170



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

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



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

SCALE: 1"=150'
JOB NO: 23-127
DWG NO: PLAT-6
DATE: 12-10-2024
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
SHEET 2 OF 4

PARCEL NUMBER: 107460100

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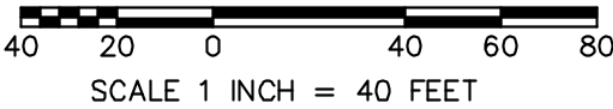
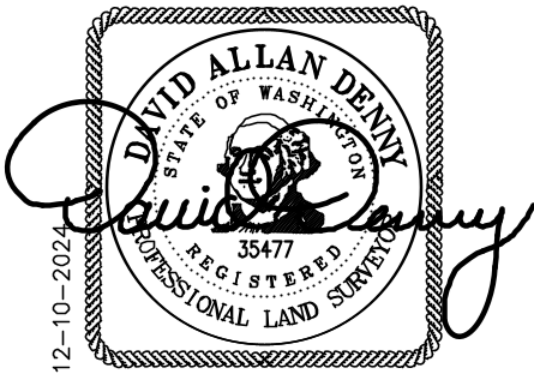
MT. SOLO PLACE PHASE 6

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 4

- 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

CURB MONUMENT TABLE		
LOT LINE	DISTANCE	
STORM TRACT/146	13.92'	
146/147	13.92'	
147/148	13.92'	
148/145	11.93'	
144/145	5.33'	
143/144	4.91'	
142/143	5.53'	
141/142	6.44'	
140/141	5.00'	
139/140	4.94'	
138/139	6.77'	
137/138	13.57'	
136/137	14.03'	
135/136	14.03'	
134/135	14.07'	
133/134	13.92'	
160/161	13.58'	
159/160	13.58'	
158/159	13.58'	
157/158	13.58'	
156/157	13.58'	
155/156	13.58'	
153/154	13.58'	
152/153	13.58'	
151/152	13.58'	
150/151	13.58'	
149/150	13.63'	
PVT TRACT/149	15.48'	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	150.00'	28°33'01"	74.74'	S 26°00'14" W	73.97'
C2	150.00'	7°20'12"	19.21'	S 43°56'51" W	19.19'
C3	150.00'	10°39'54"	27.92'	N 42°17'00" E	27.88'
C4	50.00'	278°55'00"	243.40'	S 40°16'32" W	65.00'
C5	180.00'	28°33'01"	89.69'	S 26°00'14" W	88.77'
C6	120.00'	28°33'01"	59.80'	S 26°00'14" W	59.18'
C7	120.00'	7°20'12"	15.37'	S 43°56'51" W	15.36'
C8	180.00'	10°39'54"	33.51'	N 42°17'00" E	33.46'
C9	120.00'	10°39'54"	22.34'	N 42°17'00" E	22.30'
C10	180.00'	7°20'12"	23.05'	S 43°56'51" W	23.03'
C11	10.00'	23°36'47"	4.12'	S 12°04'21" E	4.09'
C12	10.00'	23°37'12"	4.12'	N 87°22'22" W	4.09'
C13	120.00'	23°07'38"	48.44'	S 23°17'33" W	48.11'
C14	120.00'	5°25'23"	11.36'	S 37°34'04" W	11.35'
C15	180.00'	4°05'39"	12.86'	S 45°34'07" W	12.86'
C16	180.00'	3°14'33"	10.19'	S 41°54'01" W	10.19'
C17	50.00'	5°22'40"	4.69'	N 02°57'17" W	4.69'
C18	50.00'	26°52'55"	23.46'	N 19°05'05" W	23.24'
C19	50.00'	42°19'20"	36.93'	N 53°41'13" W	36.10'
C20	50.00'	40°21'53"	35.22'	S 84°58'11" W	34.50'
C21	50.00'	23°04'26"	20.14'	S 53°15'01" W	20.00'
C22	50.00'	23°45'36"	20.73'	S 29°50'00" W	20.59'
C23	50.00'	62°52'05"	54.86'	S 13°28'51" E	52.15'
C24	50.00'	54°16'05"	47.36'	S 72°02'56" E	45.61'
C25	100.00'	10°39'54"	18.61'	N 42°17'00" E	18.59'
C26	100.03'	7°25'22"	12.96'	S 43°59'28" W	12.95'



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

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

PARCEL NUMBER: 107460100

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

SCALE: 1"=40'
JOB NO: 23-127
DWG NO: PLAT-6
DATE: 12-10-2024
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
SHEET 3 OF 4

MT. SOLO PLACE PHASE 6

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 4 OF 4

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING
C1	150.00'	28°33'01"	74.74'	S 26°00'14" W
C2	150.00'	7°20'12"	19.21'	S 43°56'51" W
C3	150.00'	10°39'54"	27.92'	N 42°17'00" E
C4	50.00'	278°55'00"	243.40'	S 40°16'32" W
C5	180.00'	28°33'01"	89.69'	S 26°00'14" W
C6	120.00'	28°33'01"	59.80'	S 26°00'14" W
C7	120.00'	7°20'12"	15.37'	S 43°56'51" W
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C25	100.00'	10°39'54"	18.61'	N 42°17'00" E
C26	100.03'	7°25'22"	12.96'	S 43°59'28" W

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



SCALE 1 INCH = 40 FEET

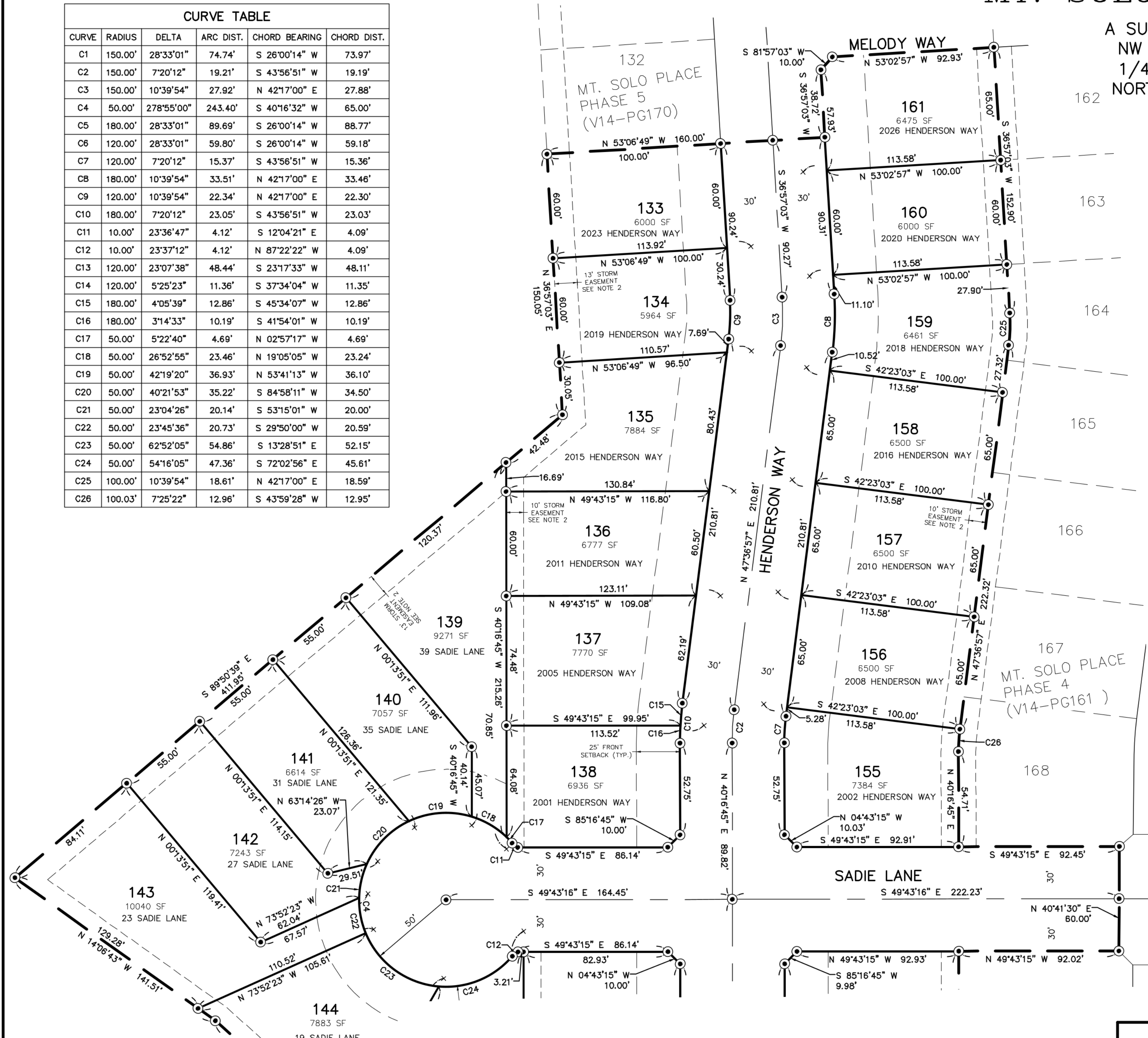
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(360) 694-3313

SCALE: 1"=40'
JOB NO: 23-127
DWG NO: PLAT-
DATE: 12-10-202
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAI
SHEET 4 OF 4

PARCEL NUMBER: 107460100

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



September 13, 2021

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

Nikki Duke
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 Place Subdivision Preliminary Plat, Phases IV-V,
Case No. PC 2021-6

Dear Ms. Duke,

At their September 9, 2021 regular meeting, the Longview City Council considered and unanimously accepted the following Longview Planning Commission recommendations:

On August 4, 2021, the Longview Planning Commission held a public hearing on the Preliminary Subdivision Plat for Mt. Solo Place Phases 4-5, a 76 lot single family subdivision. Following the public hearing, the Planning Commission voted unanimously to recommend approval of the preliminary plat subject to conditions that were recommended in the staff report. The 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 applicant shall provide additional information from a geotechnical engineer regarding soil preparation and consolidation and installation of streets and utilities prior to obtaining construction permits.

3. 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.
4. 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.
5. The applicant shall propose additional street tree species to improve diversity and resistance to disease and provide planting locations as approved by the city Parks Manager
6. 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.
7. Community mailboxes (or mail service as approved by the USPS) shall be provided by the developer prior to final plat approval or secured with a bond.
8. 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.
9. The 'tank traps' in the applicants property bordering CDID#1 property between Schneider Drive and Ditch 10 must be filled.
10. 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.
11. The maximum unimpeded length on a residential street shall be 800-feet. For street segments over 800-feet if required by the City Engineer, an engineer shall submit an analysis of potential traffic calming features. The streets to be considered shall include: Henderson Way. 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.
12. 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.
13. The Developer must provide a subdivision improvement bond for completion of sidewalks planting strips and street trees if those items are not constructed prior to final plat approval.
14. 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 3.73 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.
5. The variance requested from zoning standards for lot frontage width on a cul-de-sac for seven lots satisfy the criteria for a modification from adopted standards and is granted.

Thus, the preliminary plat for Mt. Solo Place Phases 4-5 has been approved by the City subject to the conditions given above. The approval was effective on September 9, 2021. 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 me at (360) 442-5092.

Sincerely,



Adam Trimble
Planning Manager

AT

cc: Ken Hash, Interim Community Development Director/Public Works Director/City Engineer.
Jim McNamara, City Attorney
File copy: PC 2021-6



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

8/16/2023

**Request for Modification to an Approved Plat
PC 2021-6 Mt Solo Place Phases 4-5 (into phases 4, 5 and 6)**

The City of Longview has received a request for a revision to an approved preliminary plat PC 2021-6 Mt Solo Place Phases 4-5. The applicant's representative has submitted a narrative in support of Hinton's request for a modification to the Phases 4 and 5, to become Phases 4, 5 and 6 (Exhibit A).

Per LMC 19.80.190 (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;

There will be no significant adverse impact to neighboring property or the general public as a result of the modification; No significant adverse impacts to neighboring property as the proposed changes do not add more lots or change the subdivision design. The requested revision only creates a new phase by pulling seven lots from phase 5 and two lots from phase 4.

(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;

No impacts to the zoning code or sewer, water, stormwater or transportations plans.

(c) The modification protects the public interest and will result in a preferred design as determined by the community development director; and:

The requested rephrasing is viewed to be in the best interest of the public as it allows for a home builder to build homes on both side of the street at the same time, and will generate seven more homes to be built and occupied in 2023.

(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.

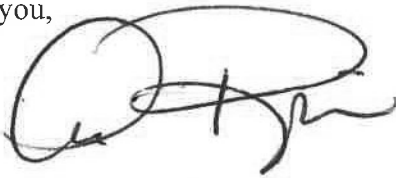
The City of Longview would request one condition to be added to the revised preliminary plat for phase 4, 5, 6 to read: "No building permit will be issued in any phase until the phase has reached substantial completion per City of Longview Public Works via PIP permit. Some improvements such as side yard sidewalks, street trees, planter strips and sewer cleanout collars (to be constructed by home builder) may be exempt from substantial completion so long as a performance bond for remaining work is provided to the City".

Conclusion:

With this letter the Community Development Department of the City of Longview views the requested modification as minor per LMC 19.80.190(2) and administratively approves of the Preliminary Plat Modification to Mt Solo Place Phase 4 and 5 to become Phases 4, 5 and 6 per Exhibit A. This Administrative approval can be revoked upon Public Works determination that Construction Plans/Review are insufficient.

If you have any questions, please contact McAllister Kosar, Planner at 360-442-5083 or Mcallister.kosar@ci.longview.wa.us.

Thank you,



Ann Rivers, Community Development Director, Assistant City Manager
City of Longview

Date: 8/16/23

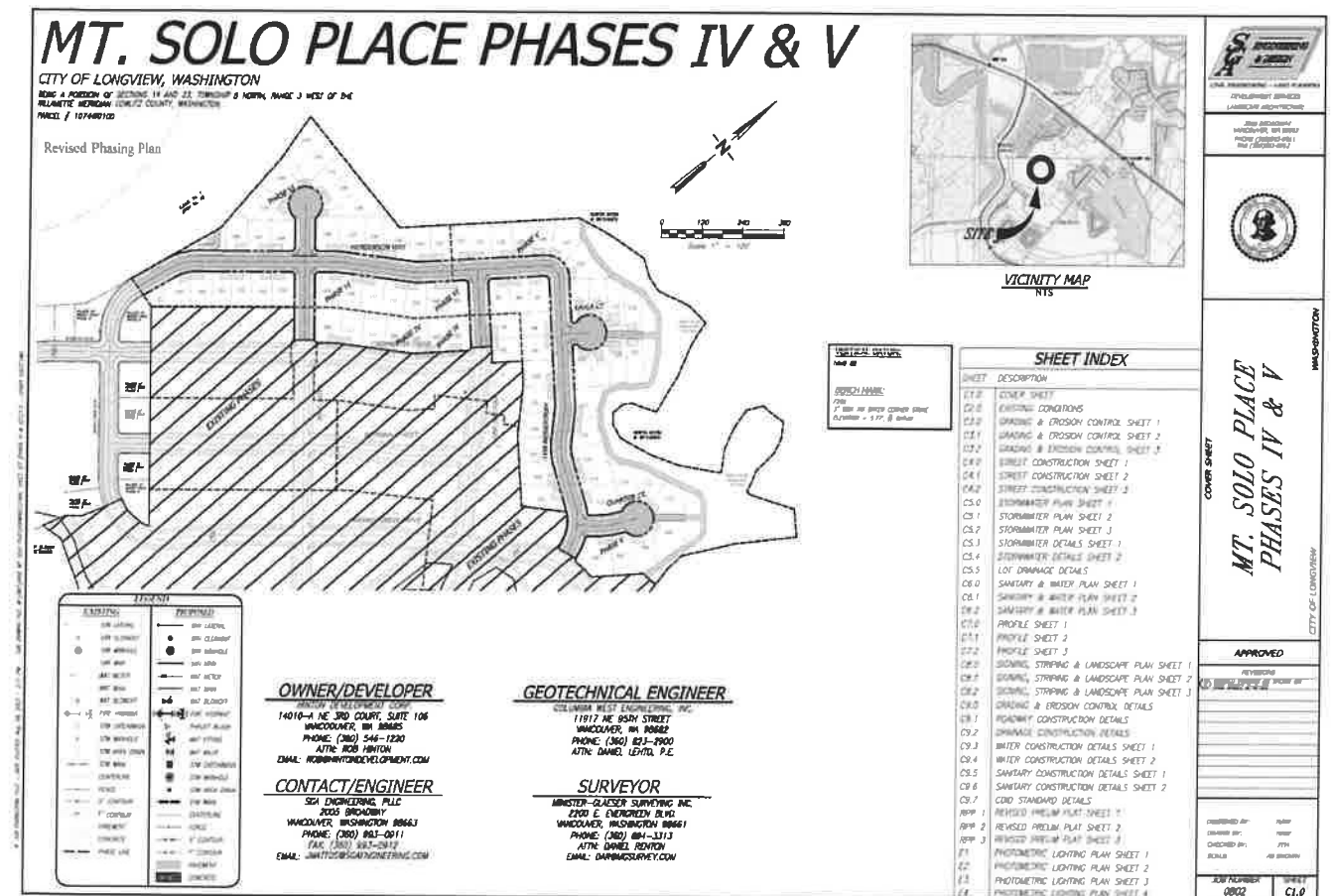


EXHIBIT E: PROJECT PICTURES



Figure 1: Looking North Along Henderson Way



Figure 2: Looking West at Sadie Lane Cul-de-sac



Figure 3: Looking West at Sadie Lane Entrance to Phase 6



Figure 4: Looking North along Henderson Way at North end of Project



Memorandum

TO: Longview Planning Commission

FROM: Nick Little, CED Director

MEETING DATE: January 8, 2025

SUBJECT: Highlands Interim Regulation – Proposed Overlay Zone

The proposed approach would create an overlay zone for the Highlands area. An overlay zone is a regulatory tool which creates a special zoning “layer” that is placed on top of a base zone, and is typically limited geographically to particular areas. A zoning overlay typically includes specific development standards that apply in addition to the standards of the underlying zone. They can expand allowed uses or further restrict them, depending on the needs of the area subject to the overlay zone. Through this approach, a jurisdiction can maintain the base standards of an underlying zone yet allow for more specific regulations to fit a particular set of circumstances in specific areas.

The new overlay zoning would be applied to the area of the Highlands currently subject to the interim regulations. The general goal of the overlay zoning would be to allow duplex development as an allowed use in addition to single-family dwellings. Triplex and fourplex development could also potentially be allowed, but would require additional review and approval through a public process. Other development standards would be modified through the overlay zone to address some of the specific challenges of the Highlands area and multi-unit residential development.

In theory, this overlay zone could be applied at a later date to other areas throughout the City currently designated as R-1, allowing fine-tuning for potential multi-unit development for certain areas without changing the base R-1 zoning designation entirely.

Based on the feedback received through the planning commission workshops, the following is an outline of the proposed overlay zoning.

Multi-unit Overlay Zone (MOZ)

- Underlying Highlands zoning designation would remain R-1
- The proposed MOZ would be applied to the area currently subject to the Highlands Interim Regulations. In the future, it could be applied to any specified geographical area that is currently zoned R-1 after going through Planning Commission legislative review. The overlay zone is not intended to be placed on individual parcels.
- The City's Comprehensive Plan Map would amend this area to "Medium-Density Residential" to create concurrence between the proposed overlay and the Comprehensive Plan.
- Allowed Uses in the MOZ:
 - All those uses normally allowed in R-1 Zoning Designation
 - Duplexes would be an additional allowed use
 - Tri-plex/fourplex developments would be a special use and subject to Appeals Board of Adjustment review
 - Multi-family development would not be allowed (5+ units)
- Development standards:
 - The development standards of the R-1 zone would remain, but be modified as follows:
 - Maximum impervious to be raised to 75-80%
 - Setbacks, max building height, etc remain same as R-1
 - Off-street Parking would be required as stated in LMC 19.78
 - 4 spaces for duplexes
 - 2 spaces for SFD
 - Parking requirements for triplexes/fourplexes would be raised to pre-2018 levels to reduce impacts to on-street parking (4 spaces for triplex, 6 spaces for fourplex).
 - Triplex/fourplex parking standards could be modified to include on-street parking as partially satisfying total parking requirements, subject to the special use review process.
 - CPTED design elements from LMC 19.12.060 would apply to all duplex, triplex, and fourplex developments
- Items yet to be determined:
 - Require partial alley upgrades for triplex and/or fourplex developments?
 - Require streetscape/landscaping for triplex and/or fourplex developments?
 - Interaction with Planned Unit Development Ordinance (which is a floating overlay zone itself)

- Structure of new overlay zone within LMC is yet to be determined. The most practical approach will be utilized, with an emphasis on usability and concurrence with the existing LMC structure.

Please Note: The name of the overlay zone may change. Please consider the current name simply a placeholder at this time.

Provided that the Planning Commission finds general concurrence with this approach and the standards contained therein, staff's next step will be to draft proposed language for the overlay zone, along with other changes that may be necessary in other sections of LMC to address any potential conflicts.

Once prepared, the draft language will be presented to the Planning Commission for their review in a workshop. Upon preliminary approval of the language at that workshop, the draft language will go through legal review to ensure consistency with other state and local codes, whereupon the proposed draft can move on to a legislative hearing with the Planning Commission. A SEPA determination will be necessary, and that process will be conducted after the draft language has been reviewed by the Planning Commission and the City's legal counsel.