City of Longview

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

Agenda

City Council

Mayor Spencer Boudreau
Mayor Pro Tem Kalei LaFave
Council Member Ruth Kendall
Council Member Angie Wean
Council Member MaryAlice Wallis
Council Member Keith Young
Council Member Erik Halvorson

Tuesday, July 8, 2025 | **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 by contacting the Clerk's Office to register prior to the hearing date. 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 or 1-346-248-7799 or 1-408-638-0968 or 1-669-900-6833

Webinar ID: *823 9413 2374*

1. **CALL TO ORDER**
2. **INVOCATION*/FLAG SALUTE**

   25-00567 LARRY RUSSELL, SHEKINAH CHRISTIAN CENTER
3. **ROLL CALL**
4. **WORKSHOP**
5. **APPROVAL OF MINUTES**

   25-00565 JUNE 26, 2025 REGULAR MEETING
6. **CHANGES TO THE AGENDA**
7. **PRESENTATIONS & AWARDS**

25-00641 PARKS AND RECREATION MONTH - JULY 2025; RECIPIENT, PARKS & RECREATION ADVISORY BOARD CHAIR OLIVER BLACK

8. CONSTITUENTS' COMMENTS - NON -AGENDA ITEMS (Thirty Minutes)

9. PUBLIC HEARINGS

25-00604 CLOSED RECORD HEARING - PLANNING COMMISSION RECOMMENDATION FOR THE 5431 MT SOLO ROAD TAYLOR ISLAND ESTATES PLANNED UNIT DEVELOPMENT (PUD) SUBDIVISION

RECOMMENDED ACTION:
HOLD THE CLOSED RECORD HEARING AND MOTION TO GRANT APPROVAL OF PLANNING COMMISSION RECOMMENDATION OF THE TAYLOR ISLAND ESTATES PLANNED UNIT DEVELOPMENT SUBDIVISION

10. CONSTITUENTS' COMMENTS - AGENDA ITEMS (Thirty Minutes)

11. BOARD & COMMISSION RECOMMENDATIONS

25-00642 RESOLUTION 2561 TASK FORCE FINDINGS

12. ORDINANCES & RESOLUTIONS

13. MAYOR'S REPORT

14. COUNCILMEMBERS' REPORTS

15. CONSENT CALENDAR

25-00603 CLAIMS

16. CITY MANAGER'S REPORT

17. MISCELLANEOUS

18. EXECUTIVE SESSION

19. 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 REGULAR COUNCIL MEETINGS:

TUESDAY, JULY 22, 2025 – 6:00 P.M.
TUESDAY, AUGUST 12, 2025 – 6:00 P.M.

NEXT SPECIAL COUNCIL WORKSHOP:

TUESDAY, JULY 15, 2025 – 5:00 P.M. – SOLID WASTE RATES & CURBSIDE RECYCLING - CITY HALL TRAINING ROOM

City of Longview

1525 Broadway
Longview, WA 98632
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Minutes

City Council

Mayor Spencer Boudreau
Mayor Pro Tem Kalei LaFave
Council Member Ruth Kendall
Council Member Angie Wean
Council Member MaryAlice Wallis
Council Member Keith Young
Council Member Erik Halvorson

Thursday, June 26, 2025 | **6:00 PM** | **2nd Floor, City Hall**

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Webinar ID: ***823 9413 2374***

1. CALL TO ORDER

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

2. INVOCATION*/FLAG SALUTE

25-00342 JOSHUA WENZEK, NORTHLAKE CHURCH

After the invocation provided by Joshua Wenzek of Northlake Church, the flag salute was recited.

3. ROLL CALL

Present*: Mayor Boudreau, Mayor Pro Tem LaFave, Councilmember Kendall (on-line), Councilmember Wean, Councilmember Wallis, Councilmember Young (on-line), Councilmember Halvorson (on-line)*

Staff Present*: City Manager Jennifer Wills, Interim City Attorney Charlotte Archer, City Clerk Tiffany Ostreim, Community & Economic Development Director Nick Little, Parks & Recreation Director Justin Brown, Police Captain Branden McNew, Fire Chief Brad Hannig, Public Information Officer Angela Abel, Information Technology Director Mike Sullivan, Finance Director Lisa Wolff*

4. WORKSHOP

25-00597 HUD CONSOLIDATED PLAN (APPROXIMATELY 30 MINUTES)

RECOMMENDED ACTION:
FOLLOWING THE WORKSHOP A MOTION TO SET A PUBLIC HEARING FOR JULY 22, 2025 ON THE HUD CONSOLIDATED PLAN UPDATE
Community Development Grant Administrator Kenny Robinson presented.

A motion was made by Councilmember Wallis, seconded by Councilmember LaFave, to set a public hearing for July 22, 2025 on the HUD Consolidated Plan Update. The motion carried unanimously.

5. APPROVAL OF MINUTES

25-001194 JUNE 12, 2025 REGULAR MEETING

25-00546 JUNE 13, 2025 COUNCIL SUMMIT MEETING

25-00547 JUNE 14, 2025 COUNCIL SUMMIT MEETING

A motion was made by Councilmember Wallis, seconded by Councilmember Wean, to approve the June 12, 2025 Regular Meeting Minutes, June 13, 2025 Council Summit Meeting Minutes and June 14, 2025 Council Summit Meeting Minutes. The motion carried unanimously.

6. CHANGES TO THE AGENDA

7. PRESENTATIONS & AWARDS

25-00470 PROCLAMATION - AMERICANS WITH DISABILITIES PRIDE DAY; RECIPIENT ACCESSIBILITY ADVISORY COMMITTEE CHAIR CHERYL CODDINGTON
Mayor Boudreau presented the proclamation to AAC Chair, Cheryl Coddington, who accepted on behalf of the Accessibility Advisory Committee.

8. CONSTITUENTS' COMMENTS (Thirty Minutes)

Cliff Verhoeff provided public comment.
Bob Ferranti provided public comment.
Jason Still provided public comment.
Clint Hash provided public comment.
Mike Pederson provided public comment.
Derek Fine provided public comment and a handout.

9. PUBLIC HEARINGS

25-00598 PROPOSED ANNEXATION OF 4511 OCEAN BEACH HWY AND ASSOCIATED PARCELS AND APPROVAL OF PLANNING COMMISSION COMPREHENSIVE PLAN AMENDMENT AND ZONING DESIGNATION RECOMMENDATION

RECOMMENDED ACTION:
HOLD THE PUBLIC HEARING AND MOTION TO ADOPT RESOLUTION NO. 2568

STATING THE CITY'S INTENTION TO APPROVE THE ANNEXATION UPON APPROVAL FROM THE COWLITZ COUNTY BOUNDARY REVIEW BOARD, APPROVAL OF PLANNING COMMISSION'S RECOMMENDATION FOR THE RELATED COMPREHENSIVE PLAN AMENDMENT MAP AND ZONING MAP DESIGNATION

Community Development Planner Irene Rutikanga presented.

Mayor Boudreau opened the public hearing at 6:43 p.m.
Jason Still asked questions about the annexation.
Darrin Harris spoke against the annexation.
Community Development Director Nick Little explained chickens and livestock are allowed inside the city limits, but not roosters.
Council discussed the annexation.
Mayor Boudreau closed the public hearing at 6:50 p.m.

A motion was made by Councilmember Wallis, seconded by Councilmember LaFave, to adopt Resolution No. 2568 stating the city's intention to approve the annexation upon approval from the Cowlitz County Boundary Review Board, approval of the Planning Commission's recommendation for the related Comprehensive Plan Amendment Map and Zoning Map designation.
Council discussed city code.
Community Development Director Nick Little stated the city could issue a non-conforming use letter regarding pre-existing agricultural use of the property.
Jennifer Leach provided public comment on city code regarding roosters.
Alex Munzel, applicant, provided public comment on the annex process.
Interim City Attorney Charlotte Archer stated they would look into the methodology into exempting a parcel; a determination of use is one of the tools they could use for that purpose. Recommended council decide the annexation tonight on existing application of existing code.
Jason Still provided public comment.

An amendment to the motion was made by Councilmember Wallis, seconded by Councilmember Wean, that fees for the second annexation process be refunded to the applicant. The amendment carried unanimously.

The main motion as amended carried by the following vote:
Ayes: Councilmember Wallis, Councilmember Wean, Councilmember LaFave, Councilmember Kendall, Councilmember Young, Mayor Boudreau
Nays: Councilmember Halvorson

25-00599 CLOSED RECORD PUBLIC HEARING ON PLANNING COMMISSION RECOMMENDATION FOR 3009 COLUMBIA HEIGHTS ROAD COMPREHENSIVE PLAN AND ZONING AMENDMENT

RECOMMENDED ACTION:
HOLD THE CLOSED RECORD PUBLIC HEARING AND MOTION TO GRANT APPROVAL OF PLANNING COMMISSION RECOMMENDATION AND ADOPT ORDINANCE NO. 3563 FOR 3009 COLUMBIA HEIGHTS ROAD COMPREHENSIVE PLAN AND ZONING AMENDMENT

Community Development Planner Irene Rutikanga presented.
Interim City Attorney Charlotte Archer read the disclosures of the quasi-judicial hearing. All council members participated in the hearing.
Mayor Boudreau opened and closed the public hearing at 7:20 p.m.

A motion was made by Councilmember Wallis, seconded by Councilmember LaFave, to adopt Ordinance No. 3563 for 2009 or 3009 Columbia Heights Road Comprehensive Plan and Zoning Amendment. The motion carried unanimously.

10. BOARD & COMMISSION RECOMMENDATIONS

11. ORDINANCES & RESOLUTIONS

25-00632 RESOLUTION NO. 2567 - PUBLIC COMMENT POLICY

RECOMMENDED ACTION:
MOTION TO ADOPT RESOLUTION NO. 2567 OR PROVIDE ALTERNATIVE GUIDANCE TO THE CITY MANAGER
Interim City Attorney Charlotte Archer presented.

A motion was made by Councilmember Wean, seconded by Councilmember Wallis, to adopt Resolution No. 2567 - Public Comment Policy.

An amendment was made by Councilmember Halvorson, seconded by Councilmember Young, to allow visual aids, and props under General Guidelines and Conduct Expectations.
The amendment to the motion carried unanimously.

An Amendment was made by Councilmember Halvorson, seconded by Councilmember LaFave, to include public comment at special meetings, but council may remove.
City Manager Jennifer Wills read Special Meetings from the draft Public Comment Policy.
Councilmember Halvorson withdrew his motion.

Jason still provided public comment.
A Citizen, name unstated, provided public comment.
Interim City Attorney Charlotte Archer explained the council may offer public comment associated with an action item during a special meeting; council may also go into executive session.

The main motion as amended carried unanimously.

12. MAYOR'S REPORT
Mayor Boudreau provided a verbal report.

13. COUNCILMEMBERS' REPORTS
Councilmember Wean provided a verbal report.
Councilmember Halvorson provided a verbal report.
Councilmember Wallis provided a verbal report.
Councilmember Young provided a verbal report.

14. CONSENT CALENDAR
A motion was made by Councilmember Wallis, seconded by Councilmember Mayor Boudreau, to approve the Consent Calendar as presented. The motion carried unanimously with Councilmember Young abstaining.

25-001195 APPROVAL OF CLAIMS

15. CITY MANAGER'S REPORT
City Manager Jennifer Wills provided a verbal report.

16. MISCELLANEOUS

17. EXECUTIVE SESSION

18. ADJOURNMENT

The meeting was adjourned at 8:13 p.m.

Tiffany Ostreim
City Clerk

Approved:_____
Mayor

NEXT REGULAR COUNCIL MEETINGS:

TUESDAY, JULY 8, 2025 – 6:00 P.M.
TUESDAY, JULY 22, 2025 – 6:00 P.M.
JULY & AUGUST COUNCIL MEETINGS - 2ND & 4TH TUESDAY

NEXT SPECIAL COUNCIL WORKSHOP:

TUESDAY, JULY 15, 2025 - 5:00 P.M. - SOLID WASTE RATES & CURBSIDE RECYCLING

PROCLAMATION

City of Longview, Washington

Park & Recreation Month ~ July 2025

WHEREAS, parks and recreation programs are an integral part of communities throughout this country, including the City of Longview; and

WHEREAS, parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's; and

WHEREAS, parks and recreation encourages physical activities by providing space for popular sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles; and

WHEREAS, parks and recreation is a leading provider of healthy meals, nutrition services and education; and

WHEREAS, park and recreation programming and education activities, such as out-of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS, parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

WHEREAS our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, the City of Longview recognizes the benefits derived from parks and recreation resources.

NOW, THEREFORE, I, Spencer Boudreau, Mayor of the City of Longview, do hereby recognize the month of July as "Park and Recreation Month" in the City of Longview, and encourage its citizens to recognize the benefits derived from the city's parks and recreation resources.

In witness whereof, I have hereunto set my hand and caused the seal of the City of Longview to be affixed this 8th day, July 2025.

_____

Spencer Boudreau, Mayor

City of Longview

Agenda Summary

CLOSED RECORD HEARING - PLANNING COMMISSION RECOMMENDATION FOR THE 5431 MT SOLO ROAD TAYLOR ISLAND ESTATES PLANNED UNIT DEVELOPMENT (PUD) SUBDIVISION

RECOMMENDED ACTION:
HOLD THE CLOSED RECORD HEARING AND MOTION TO GRANT APPROVAL OF PLANNING COMMISSION RECOMMENDATION OF THE TAYLOR ISLAND ESTATES PLANNED UNIT DEVELOPMENT SUBDIVISION

DATE: June 8, 2025

COUNCIL STRATEGIC INITIATIVE ADDRESSED:
Strengthen economic conditions & create new opportunities

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:
The applicant, Hinton Development, has applied for a Planned Unit Development (PUD) subdivision to divide approximately 12.83 acres into 54 single-family residential lots. Access to all future homes within the development will be provided via an internal public roadway system. The project will provide designated open space and associated improvements that include a new public road, frontage improvements along Mt Solo Road and utilities extensions.

The Planning Commission held a public hearing on the application on June 2nd, 2025, and unanimously recommended approval to Longview City Council.

RECOMMENDED ACTION:
Grant approval of Planning Commission recommendation of the Taylor Island Estates Planned Unit Development Subdivision.

STAFF CONTACT:
Irene Rutikanga, Planner

Attachments:
1. 1_Exhibit A-Transmittal Letter
2. 2_Exhibit B-Taylor Island Estates Staff Report
3. 3_Exhibit C-Taylor Island Estates - Prelim Plan Set
4. 4_Exhibt D-June 2nd Planning Commission meeting minutes

June 30, 2025

Mayor and City Council
Cityof Longview 1525
Broadway Street
Longview, WA 98632

Subject: Transmittal of Planning Commission Recommendation — PUD Subdivision PC2025-3

Dear Mayor and Members of the City Council,

At its duly noticed public hearing on June 4th, 2025, the Longview Planning Commission considered a Planned Unit Development (PUD) Subdivision proposal by Hinton Development for the property located at 5431 Mt Solo Road in the R-1 Residential District. The proposal is for a 54-lot single family PUD Subdivision with designated open space and associated improvements that include a new public road, frontage improvements along Mt Solo Road and utilities extensions.

Following presentation of the staff report, public testimony, and Commission deliberation, the Planning Commission voted unanimously to recommend approval of the proposed PUD Subdivision. The Commission's recommendation is based on the following findings:

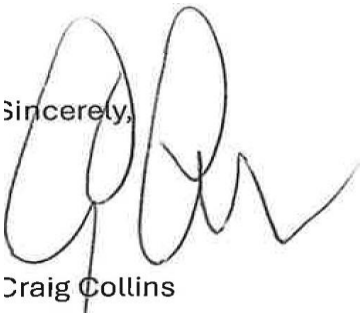
- The proposed PUD Subdivision is consistent with the goals and policies of the Longview Comprehensive Plan.
- The proposed PUD Subdivision complies with the R-1 residential district and PUD development standards outlined in the City of Longview zoning ordinance.
- The proposed PUD Subdivision bears a substantial relationship to the public health, safety, morals and general welfare.

Enclosed with this letter are the following materials for your consideration:

- Project staff report
- Minutes from the June 4th Planning Commission meeting
- Supporting application materials

The Planning Commission respectfully transmits this recommendation to the City Council for action. We appreciate your consideration of this matter and remain available should you require additional information.

Sincerely,



Craig Collins

Chair, Longview Planning Commission

cc: Jennifer Wills, City Manager
Nick Little, Community Development Director
Tammi Edwards, Executive Assistant
PC 2025-3

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

Taylor Island Estates PUD Subdivision Staff Report

Staff Report Date:	May 28, 2025
Property Owner:	TJ & Andrew Frey
Applicant:	Hinton Development
Project Summary:	Proposal for a Planned Unit Development (PUD) Subdivision to divide approximately 12.83 acres total, into 54 single-family detached lots in on phase.
Project Location:	The 12.83 acres site is located at what is currently 5431 Mt Solo Road, parcel number 107710100. The site is currently developed with a single-family residence to be removed and is bordered on three sides by CDID #1 drainage ditch.
Current Zoning:	R-1 Low Density Residential
Comprehensive Plan:	Low Density Residential
Existing Land Use:	Single family with outbuilding
Surrounding Land Use:	Single family residential, Recreational Park, Educational Service
Staff Recommendation:	Approval of the Taylor Island Estates Planned Unit Development (PUD) Subdivision, with conditions.

1. PROJECT DESCRIPTION

The applicant, Hinton Development Corporation, is proposing the Taylor Island Estates Planned Unit Development (PUD), a 54-lot single-family residential subdivision on an approximately 12.83-acre site located at 5431 Mt. Solo Road in Longview, WA (Parcel No. 107710100). The project is located in the R-1 (Single-Family Residential) zoning district and will be developed as a PUD pursuant to LMC Chapter 19.66, allowing for reduced lot sizes and modified dimensional standards. The proposed gross density is approximately 4.21 dwelling units per acre, which is below the maximum 6 units per acre allowed in the R-1 zone under PUD provisions. Access to the subdivision will be from Mt. Solo Road via a single entrance to a network of internal public roads. All internal roads will be constructed with 50 feet of right-of-way and 30 feet of paved width, including detached 5-foot sidewalks and planter strips. As part of the proposed development, the applicant has requested a variance from LMC 12.50.050, which requires two points of access for residential developments containing 30 or more dwelling units. The development includes public water and sewer service provided by the City of Longview, and stormwater will be managed through on-site detention pond and treatment facilities discharging to CDID Ditch #15 in compliance with LMC 17.80.

The subdivision is designed to preserve open space and provide recreational amenities in accordance with PUD requirements. Approximately 41% of the site (229,065 square feet) is dedicated to open space, with 103,223 square feet allocated for active recreation through a loop trail system. Adequate parking will be provided for each home in the development as each home will be constructed with a minimum two car garages.

The site is mostly flat with gentle slope downward from the north and east to the southwest and bordered on three sides by CDID ditch. Vegetation onsite is dominated by pasture grass and it was recently seeded for hay production. The site currently has a single-family dwelling with outbuildings that will be removed as part of the project.

2. CRITICAL AREAS

No mapped critical areas appear to be on the site. The project site is bordered by a CDID ditch on three sides. Under LMC 17.10.070, CDID drainage ditches are exempt from critical area regulations as outlined in the critical area code.

3. SEPA AND PUBLIC NOTICE

SEPA was conducted and noticed as part of the project review. A Determination of Non-Significance (DNS) was issued on May 15th, 2025. The comment period ended on May 28th, 2025. The applicant has satisfactory addressed the comments received during the SEPA review process.

4. LMC 19.20.030 R-1 DENSITY AND DIMENSIONAL STANDARDS

The zoning code provides development standards for Low Density Residential (R-1) District developments in chapter 19.20 of the Longview Municipal Code. Consistency with the R-1 development standards are demonstrated in the table below:

Standard	**R-1 Requirement**	**PUD Modification Allowed?**	**Taylor Island Estates Proposal**	**Meets Standard**
Minimum Lot Size	6,000 sq. ft.	Yes (via LMC 19.66.050)	3,150 – 6,166 sq. ft.	✓ Yes (PUD)
Minimum Lot Frontage/Width	50 ft	Yes	25 ft (pie), 35 ft (rectangular)	✓ Yes (PUD)
Maximum density	6 units/acre	No	4.21 units/acre	✓ Yes
Front setback	25 ft	Yes	25 ft	✓ Yes
Interior Side Setback	5 ft	Yes	5 ft	✓ Yes
Rear Setback	15 ft	Yes	15 ft	✓ Yes
Maximum Building Height	35 ft	No	35 ft	✓ Yes (subject to future permit review)
Maximum Impervious Surface	65%	Yes	65%	✓ Yes

Staff Findings: The proposed Taylor Island Estates PUD subdivision complies with the underlying R-1 zoning district standards through the use of Planned Unit Development (PUD) discretionary provisions authorized under LMC 19.66. The project proposes reductions in the minimum lot size and lot width, including a minimum lot width of 25 feet for pie-shaped lots and 35 feet for rectangular lots. Lot sizes range from 3,150 to 6,166 square feet. These modifications are expressly allowed under the Planned Unit Development (PUD) ordinance to support innovative site design and promote efficient land use. The overall density of 4.21 dwelling units per acre is below the maximum 6 units per acre allowed in the R-1 zone.

5. LMC 19.66 PLANNED UNIT DEVELOPMENT

A. 19.66.050 Discretionary Standards

The planned unit development (PUD) process provides an alternative to the traditional approach to subdividing property, allowing for variety and flexibility in plat design in exchange for open space, recreational amenities and better overall design. As part of the application the

applicant has applied for the following modifications, which are allowed under the PUD standards:

a) Minimum lot size and building site dimensions.
b) Minimum development standards for street right-of-way improvements including. the regulations related to right-of-way width, pavement width, planting strips, sidewalk construction.

Staff Findings: The R-1 residential district typically requires a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet. The project proposes modifications to these standards, including a minimum lot width of 25 feet for pie-shaped lots and 35 feet for rectangular lots; and lot sizes range from 3,150 to 6,166 square feet. The proposed modifications allow for a higher use of the available land, and aid in reducing the final cost of the lots to the consumer, encouraging affordable housing.

Modifications to the RoW standards and road standards are also allowed under LMC 19.66.050, however, these modifications are approved by the Fire Chief (e.g Fire Marshal) and City Engineer according to the following criteria:

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

(b) The modification is consistent with sound engineering principles and will be safe, practical, and efficient.

(c) The proposed modification is consistent with the intent and purpose of the standard being modified; and

(d) The proposed modification is consistent with the goals and policies of the Comprehensive Plan.

Per LMC 12.50.040, the required minimum right-of-way width for residential street access is 60 feet, with a minimum pavement width of 32 feet. The project proposes a 50-foot right-of-way and a 30-foot minimum pavement width. The city engineer and fire marshal have reviewed and approved the proposed deviations, finding that the project site is physically constrained by the CDID drainage ditch along three sides. The proposed reductions to street right-of-way and pavement width are consistent with sound engineering principles, provide for safe and efficient circulation, and align with both the intent of LMC 12.50 and the goals of the City's Comprehensive Plan.

B. 19.66.070 Minimum open space requirements.

"A minimum of 20 percent of the total area of the PUD shall be devoted to open space, which may include recreation amenities and community area. At least half of the required open space (e.g., 10 percent of the overall site) must be suitable for recreational use…"

Staff Findings: The applicant proposes to dedicate approximately 41% of the total 12.83-acre site (229,065 square feet) to open space. Of this, 103,223 square feet equating to 18 %of the total site is designated for active recreational use, including a looped trail system. These areas will be fully accessible to residents and designed for recreational enjoyment, thereby qualifying as usable recreation space per PUD standards. The open space trail system will be dedicated to and maintained by CDID. The proposal satisfies the intent and requirements of LMC 19.66.070 by providing ample open space that supports the livability and character of the neighborhood.

C. 19.66.090 PUD PRELIMINARY APPROVAL CRITERIA

In accordance with LMC 19.66.060, preliminary approval of a Planned Unit Development (PUD) may be granted only upon a determination that the proposal meets a range of criteria related to compliance with applicable city codes and regulations, public health and safety, site suitability, environmental impacts, and overall design quality. These standards address conformance with the development code, protection of natural features, provision and integration of open space, compatibility with surrounding development, and long-term maintenance of common areas. The following section evaluates the proposed PUD's consistency relative to these criteria.

1. Compliance With City's Development Code

Staff Findings: The proposed Taylor Island Estates Planned Unit Development (PUD) conforms to all applicable provisions of the City of Longview's development code and engineering design standards, with specific modifications requested under LMC 19.66.050 addressed above. In addition, the development meets all other applicable standards related to utilities, stormwater design and open space set forth in the Longview Municipal Code and complies with relevant state and federal regulations. Therefore, the project satisfies the preliminary approval criteria under LMC 19.66.080(1)

2. Public Use and Interest and Physical Suitability of the Site

Staff Findings: The proposed Taylor Island Estates Planned Unit Development (PUD) will serve the public use and interest by offering a mix of lot sizes and housing options within the R-1 zoning district, supporting efficient land use while preserving significant open space for community benefit. Public infrastructure improvements will include extension of city water and sewer services, and installation of stormwater treatment and detention facilities designed to meet applicable City standards. The project includes a single point of access from Mt. Solo Road and requests a variance from LMC 12.50.050, which requires two access points for developments exceeding 30 units. Due to site constraints created by CDID drainage ditches on three sides, the City Engineer and Fire Marshal have approved the variance on the condition that all homes are equipped with residential fire sprinkler systems to ensure adequate fire protection. According to the geotechnical report prepared by Redmond Geotechnical Services (dated June 30, 2024), the site's soils are generally stable and suitable for development with conventional shallow foundations, and pose no significant geologic hazards such as

liquefaction and landslide. Based on these findings, staff concludes that adequate provisions have been made for public health, safety, and general welfare in accordance with LMC 19.66.080(2).

The subject site is physically suitable for the proposed 54-lot single-family residential development in terms of its size, shape, and relatively flat topography. The proposed density of 4.21 units per acre is well within the allowable limits for the R-1 zoning district and is consistent with the surrounding residential context. The geotechnical report prepared by Redmond Geotechnical Services confirms that the site can support residential development using standard construction methods and that there are no significant geologic hazards present, such as landslides and liquefaction. The site layout works with the existing physical constraints, including the CDID drainage ditches that border the property on three sides. Based on this information, staff finds that the site is appropriate for the proposed use and will not result in significant adverse impacts.

3. Innovative Development

Staff Findings: The proposed Taylor Island Estates PUD offers a more flexible and innovative design compared to a conventional subdivision by clustering lots in a way that preserves large areas of open space and recreation open space than typically required by a standard subdivision.

The layout of the proposed Taylor Island Estates PUD has been designed to minimize disturbance to existing natural features on the site. The property is bordered on three sides by CDID drainage ditches, which have been preserved and incorporated into the site design.

4. Design, Appearance, Neighborhood Compatibility

Staff Findings: The development adjacent to the project site consists of existing single-family residential neighborhoods characterized by landscaped front yards, mature trees, and sidewalks, features that are proposed in the Taylor Island Estates PUD. The project incorporates similar design elements, including detached sidewalks and landscaped planter strips creating a compatibly along the perimeter.

5. Open Space and Natural Features

Staff Findings: The proposed PUD clearly identifies open space areas throughout the site (Tracts A-F), with a total of 228,065 square feet (41% of the site) designated as open space, exceeding the 20% minimum requirement. Of the total open space 103,223 square feet (18%) is set aside for active recreational use, including a loop trail. The open space protects natural features on site that comprise of CDID ditch as the trail system will provided access for the maintenance of the ditch. A portion of Tract A, which

includes the trail, will be dedicated to CDID, who will assume ownership and maintenance of the trail system. The specific area to be dedicated to CDID will be determined during the final plat process and identified on the final plat as "Tract G." Similarly, the stormwater pond will be separated from Tract A during final plat review and designated as "Tract H" on the final plat. This new "Tract H" will be dedicated to City of Longview, who will maintain that portion of the stormwater system. The remainder of Tract A not associated with the trail or stormwater pond, will remain under the ownership of the HOA, along with Tracts B, C, D, E, and F.

6. SUBDIVISION APPROVAL CRITERIA AND MINIMUM STANDARDS

Because the proposed development is both a PUD and a subdivision, the provisions of LMC 19.80 and RCW 58.17 must also be met. Similar to the PUD ordinance, the City's subdivision code establishes a set of criteria for preliminary approval addressing public health, streets and utilities, physical features of the site, and compliance with state and local codes. The following section evaluates the proposed project's consistency relative to these criteria.

A. Transportation, Water, Stormwater Management, and Utilities

The proposed subdivision includes the construction of a new City street to serve the proposed lots. The applicant has requested a modification to the typical street standards outlined in LMC 12.50.040 and -.050 as part of their flexible PUD design. The proposed roadway will include a 30-foot driving surface, and a 5-foot detached sidewalk. Additionally, detached sidewalks will be provided along the project's frontage on Mt. Solo Road. Street lights will be installed at regular intervals along the internal roadway, with final location and type to be approved by the City Engineer during construction plan review. All lighting shall be designed and installed per City specifications.

8" Water and Sewer main extensions will be installed along the new street and connect to the existing water and sewer utilities in Mt. Solo Road.

Stormwater management for the project will be designed and constructed in compliance with Chapter 17.80 LMC and all other applicable regulations. The project incorporates low impact development (LID) best management practices to reduce impervious surface coverage and manage runoff close to its source. These include the use of Filterra Bioscape vaults for water quality treatment and an on-site detention pond designed to control flow rates to pre-development conditions for the 25-year storm event. Stormwater will be collected from the individual lots via a stormwater line along the rear of the properties and transported to the detention facility on Tract A before being discharged into the CDID ditch.

Staff Findings: The Taylor Island Estates development includes appropriate provisions to address impacts related to transportation, utilities, and drainage. The proposed streets, utilities, and public improvements for the Taylor Island Estates subdivision have been

designed in accordance with the City's current ordinances, standards, and plans; excepting for the requested modification to the interior street standards.

A traffic study confirmed that surrounding roads can handle the projected volumes with no off-site improvements needed. Public water and sewer will be extended to serve all lots, with adequate capacity confirmed. Stormwater will be managed on-site using treatment detention facilities per LMC 17.80. Erosion and sediment control measures will be implemented during construction. All systems are consistent with City ordinances, standards, and plans.

The project includes a single point of access from Mt. Solo Road and requests a variance from LMC 12.50.050, which requires two access points for developments exceeding 30 units. Due to site constraints created by CDID drainage ditches on three sides, the City Engineer and Fire Marshal have approved the variance on the condition that all homes are equipped with residential fire sprinkler systems to ensure adequate fire protection.

B. Public Health, Safety, and Welfare

Staff Findings: All homes within the project will be equipped with fire sprinklers to mitigate for the lack of a secondary access, as approved by the City Engineer and Fire Marshal. The project proposes open space and a trail system to promote active living of residences in of the subdivision.

RCW 58.17 requires that appropriate provisions are to be made for *"…planning features that assure safe walking conditions for students who only walk to and from school…"* The project is located directly across the street from Mt. Solo Middle School, with no existing crosswalks nearby to facilitate children safely walking to school. In order to provide for safe walking routes to school, a crosswalk shall be installed across Mt. Solo Road at a location determined by the City Engineer with consultation with the Longview School District. This crosswalk shall be, at a minimum, of a RRFB design to increase safety and visibility. Alternative proposals, such as but not limited to, a bridge or tunnel, may also be allowed, provided the alternate design provides an equal or greater level of safety. Any alternate design is subject to City Engineer approval.

C. Topography and Physical Characteristics

Staff Findings: The site is mostly flat and doesn't include steep slopes, wetlands, or other mapped critical areas. The provided geotechnical report confirms the soils are suitable for residential development, with no major concerns like flooding or unstable soils. The drainage ditches maintained by CDID #1 run along three sides of the property and have been left in place, working into the overall design as part of the open space and stormwater system.

The Taylor Island Estates subdivision has been laid out to work with the site's natural features . The property is mostly flat and bordered by CDID drainage ditches on three

sides, which are being preserved in place and incorporated into the open space design, maintaining their function. The project abuts Mt Solo Road, a minor arterial road, a landscaping plan has been provided that includes street trees and planting within planter strips consistent with City standards. Fencing of proposed detention pond may be required during final plat review.

D. Compliance With Local and State Codes

Staff Findings: The Taylor Island Estates PUD complies with all applicable state, local, and regional requirements. It meets the subdivision regulations under Chapter 58.17 RCW, including SEPA review, public notice and platting procedures. The project will be conditioned to provide a safe route to school option satisfying RCW 58.17.110. The project is consistent with the R-1 zoning district and the City's Comprehensive Plan, and it doesn't fall within shoreline jurisdiction, so the Cowlitz County Shoreline Master Program does not apply. Stormwater is managed in accordance with LMC 17.80 using on-site detention. All streets, utilities, and public improvements will be built to City standards under LMC12.50. The project meets fire safety requirements through approved street design. The project will provide 41% of the site as open space, with 18% being for recreation use including a looped trail system. Other adopted city policies and standards have been addressed through the project's design and conditions of approval.

E. Dedication of land

Staff Findings: As part of the final subdivision approval, the applicant will be required to construct all necessary public improvements, including streets, sidewalks, and utilities, in accordance with City standards. All public facilities will be dedicated to the City of Longview and/or CDID via the final plat. Additional title transfers, if required, will occur at the time of final plat recording.

F. Landscaping

Staff Findings: A landscaping plan has been provided by the applicant showing the proposed location and type of vegetation proposed on the site. A 4 ½ -foot planting strip has been provided between the sidewalk and curb of the new street, and a mix of trees and bushes are proposed on the two open space tracts B, C and D. Additionally, trees are proposed along the Mt. Solo Road frontage. Prior to planting, all tree species proposed will need to be approved by the Parks and Recreation department.

E. Easements

A number of easements will be required for the project:

- 10’ stormwater easements along the back of each lot
- 10’ stormwater easement through Tract B
- 20’ driveway easement and 35’ fire turnaround easements for Tracts 9 and 10

Other easements, as needed, maybe required upon reviewing final construction plans. If required, these easements will be dedicated and/or deeded as necessary prior to or concurrent to final plat approval.

7. COMPREHENSIVE PLAN POLICIES AND GOALS

The proposed Taylor Island Estate PUD Subdivision is located within the R-1 Residential District, which aligns with the Low-Density Residential designation in the City’s Comprehensive Plan. The Low-Density Residential designation supports the development of Single-family development.

Based on the City of Longview’s Comprehensive Plan, the proposed Taylor Island Estates PUD is consistent with several key goals, policies, and objectives related to land use, housing, infrastructure, and open space. The project supports the Low-Density Residential land use designation by providing single-family homes at a gross density of 4.21 units per acre well below the maximum of 6 units per acre allowed in the R-1 zone. The plan includes a variety of lot sizes and uses the PUD process to promote flexibility while maintaining compatibility with surrounding neighborhood.

Table 3-16 on page 55 of the Comprehensive Plan identifies a projected need for at least 1,571 new single-family units by the year 2040 to accommodate anticipated population growth. The proposed development directly supports this housing need and aligns with the City's long-term planning goals

Relevant goals, objectives, and policies in the Comprehensive Plan are highlighted in the below section.

Low Density Residential

The low-density residential classification designates areas intended primarily for single-family dwellings. Single family detached development under the planned unit development (PUD) provisions are allowed in this classification. Home occupations may be acceptable. The recommended density is up to six dwelling units per gross acre.

Policy LU-A.1.1	Provide a variety of residential zoning district at different densities to meet the needs of all economic segments of Longview population.
Policy LU-A.1.4	Assure compatibility of new development siting, design, and scale with the surrounding natural and built environment.
Policy LU-A.1.5	Facilitate redevelopment existing developed land when appropriate and encourage infill development on vacant or undeveloped land.
Goal LU-B	Ensure the location and design of new development is appropriate in type,

density, and location considering existing land use patters, capacity of public facilities, natural characteristic of the land and community preferences.

Table 3-16. Number of New Housing Units Needed, By Type, 2017 – 2040

Unit type	Census 2010	%	Estimate 2017	%	Projected 2040	# New Units
Single Family	10,856	66.3	10,986	66.2	12,520	1,571
Multi-family	4,863	29.7	4,912	29.6	5,598	703
Manufactured Home	661	4.0	641	4.2	794	100
Total Units	**16,380**	**100.0**	**16,539**	**100.0**	**18,912**	**2,374**

Source: Census 2010, Washington Office of Financial Management, CWCOG

8. CONCLUSION

The proposed 54-lot Taylor Island Estates Planned Unit Development (PUD) subdivision meets the applicable requirements of the Longview Municipal Code (LMC), including zoning, PUD standards, utilities, stormwater management, transportation, open space, and overall site design. The project is consistent with the Comprehensive Plan's Low Density Residential land use designation and supports the City's housing goals by providing a mix of lot sizes and housing options while preserving open space and recreational amenities for residents.

All necessary infrastructure will be provided, including public water and sewer service, fire protection and stormwater treatment through on-site detention facilities consistent with City standards and CDID coordination. The applicant has requested a variance to allow a single point of access due to site constraints created by CDID ditches on three sides of the site. The request has been reviewed and supported by the City Engineer and Fire Marshal, with a condition imposed to equip all homes with fire sprinkler for adequate fire protection, public safety and compliance with city standards.

The project includes pedestrian connections, a looped public street network, approximately 41% of the site dedicated to open space, and provides for safety improvements for students who walk to school. These features enhance neighborhood character and livability. As individual homes are constructed, they will be reviewed under the building permit process to ensure compliance with applicable zoning, setback, utility, and fire access requirements.

9. RECOMMENDATIONS

Approval of the Planned Unit Development (PUD) Subdivision

Staff recommends approval of the Taylor Island Estates Planned Unit Development (PUD) Subdivision, a 54-lot PUD Subdivision, based on the findings and conclusions and subject to the conditions attached to this staff report.

10. EXHIBITS

A. Preliminary Plans et
B. Traffic Study
C. Geotechnical Report
D. Narrative

11. CONDITIONS OF APPROVAL

1. The applicant shall submit a final plat consistent with the approved preliminary plat and shall address all applicable requirements of the Longview Municipal Code (LMC). All required improvements shall be constructed prior to final plat approval. The final plat will not be accepted for review until final engineer acceptance. Final plat approval shall not be granted until all conditions of approval have been met, construction of required infrastructure is complete, and/or all necessary bonds or assurances have been executed.

2. The plat shall be titled Taylor Island Estates Planned Unit Development. Approval is limited to 54 lots. the new lots shall substantially conform to the lot sizes and dimensions shown on the approved preliminary plat.

3. For each lot submitted for final plat approval, a building envelope shall be delineated on the final plat. No lot shall be final platted that does not contain a building site which can accommodate a reasonably sized house, parking area, building setbacks, and driveway access.

4. To satisfy the safe route to school requirements for RCW 58.17, at the minimum the applicant shall install a marked pedestrian crossing with Rectangular Rapid Flashing Beacons (RRFBs) across Mt. Solo Road in line with the new intersection, or other alternate design as approved by the City Engineer, in consultation with the Longview School District.

5. The applicant shall work with the Longview Post office to determine the most appropriate location for mailboxes to serve the development.

6. The geotechnical assessment provided from Redmond Geotechnical Services dated on June 30, 2024, shall be used to inform the design and review of those elements of the subdivision identified in the assessment, and all future development including grading shall conform to the recommendation and conclusions within the report.

7. Prior to final plat approval, the applicant shall establish a Homeowners' Association (HOA) responsible for the ongoing operation and maintenance of all private systems, including the stormwater transmission facilities, open space tracts B, C, D, E, and F. Covenants, Conditions, and Restrictions (CC&Rs) shall be recorded and include provisions assigning

maintenance responsibilities to the HOA, subject to review and approval by the City. Refer to RCW 64.90 for HOA requirements under the WUCIOA.

8. The developer shall install landscaping and plant trees within the street right of way as shown in the submitted landscaping plan, and in accordance with Park and Recreation Department specifications and the standards of LMC 19.80.130(4)(e).

9. All homes within the subdivision shall be equipped with residential fire sprinkler systems as a condition of the approval for the access variance.

10. Fire hydrants shall be installed at locations approved by the City Fire Marshal and in accordance with applicable fire code standards.

11. Building construction occurring subsequent to this application shall be in accordance with the city's adopted codes and referenced standards. Additional specific requirements may be made during the city's building permit review process.

12. Permit to Construct: Prior to construction, an application shall be made to the Community Development Department and/or Public Works Department as appropriate. The application shall include a complete set of engineered plans to include: road and utility plans, grading and filling, drainage/stormwater facilities, and erosion/sedimentation controls for review and approval prior to construction and any improvements made thereafter. No grading, excavation, or construction shall be conducted until all construction plans have been approved and applicable permit(s) issued. All engineered plans shall be prepared and stamped by a licensed professional engineer registered in the State of Washington.

13. All utilities shall be installed underground and constructed in accordance with the City of Longview public works standards and approved by the city engineer. All power and cable service lines shall be installed underground. Utility easements shall be provided as required by the standards and installation requirements of the purveyors. All utility easements and restrictions shall be shown on the face of the final plat. Power shall be installed as approved by the appropriate purveyor prior to final subdivision approval. Written verification and acceptance of the improvements shall be submitted with the final plat.

14. The developer shall construct all required half-street improvements along the Mt. Solo Road frontage in accordance with City of Longview Public Works standards. Improvements shall be shown in the Final Engineering Plans and approved by the City Engineer.

15. Street lighting shall be installed by the developer along all improved public streets. The location, type, and specifications for all streetlights shall be included in the Final Engineering Plans and are subject to approval by the City Engineer.

16. The developer shall provide all required street name and traffic control signs along improved public streets. Sign types, placement, and specifications shall be included in the Final Engineering Plans and approved by the City Engineer.

17. All necessary utility, drainage, access, and maintenance easements shall be recorded with the final plat, in locations approved by the City Engineer and utility providers.

18. Stormwater treatment and detention pond shall be constructed in compliance comply with LMC 17.80 and be designed in according to the provisions of the preliminary stormwater report. A National Pollutant Discharge Elimination System (NPDES) permit or Construction Stormwater General Permit shall be obtained prior to any construction activities; it will be the responsibility of the applicant to obtain the NPDES permit, and the responsibility of Ecology to enforce said permit.

19. All necessary stormwater tracts, maintenance and drainage easements shall be identified on the final plat, and the applicable documents to create such easements.

20. Tract A will be divided and identified as three new Tracts. Tract G will include the trail system, which will be dedicated to CDID. Tract H will include the stormwater pond and will be dedicated to the City of Longview. The remainder of Tract will remain as Tract A and will be placed in the ownership of the HOA. Tracts B, C, D, E, and F will remain under HOA ownership. The final plat shall indicate the new open space tract arrangement and shall carry an annotation regarding the ownership of each tract and responsibility for ongoing maintenance for each tract.

21. At each of the two access points to the CDID#1 gravel maintenance road, the applicant shall install a 10-inch thick concrete driveway approach (CDID#1 Standard Detail C-7), an access gate (CDID#1 Standard Detail C-2), and a pet waste station (CDID#1 Standard Detail C-15), all in accordance with CDID#1 standards. These improvements shall be shown on the Final Engineering Plans and are subject to review and approval by both the City Engineer and CDID#1.

22. Relevant CDID#1 Standard Details shall be included in the construction plan set.

23. The following notes and restrictions shall be placed on the face of the final plat:

    - A fire sprinkler system shall be installed in all dwelling within this plat prior to final occupancy.

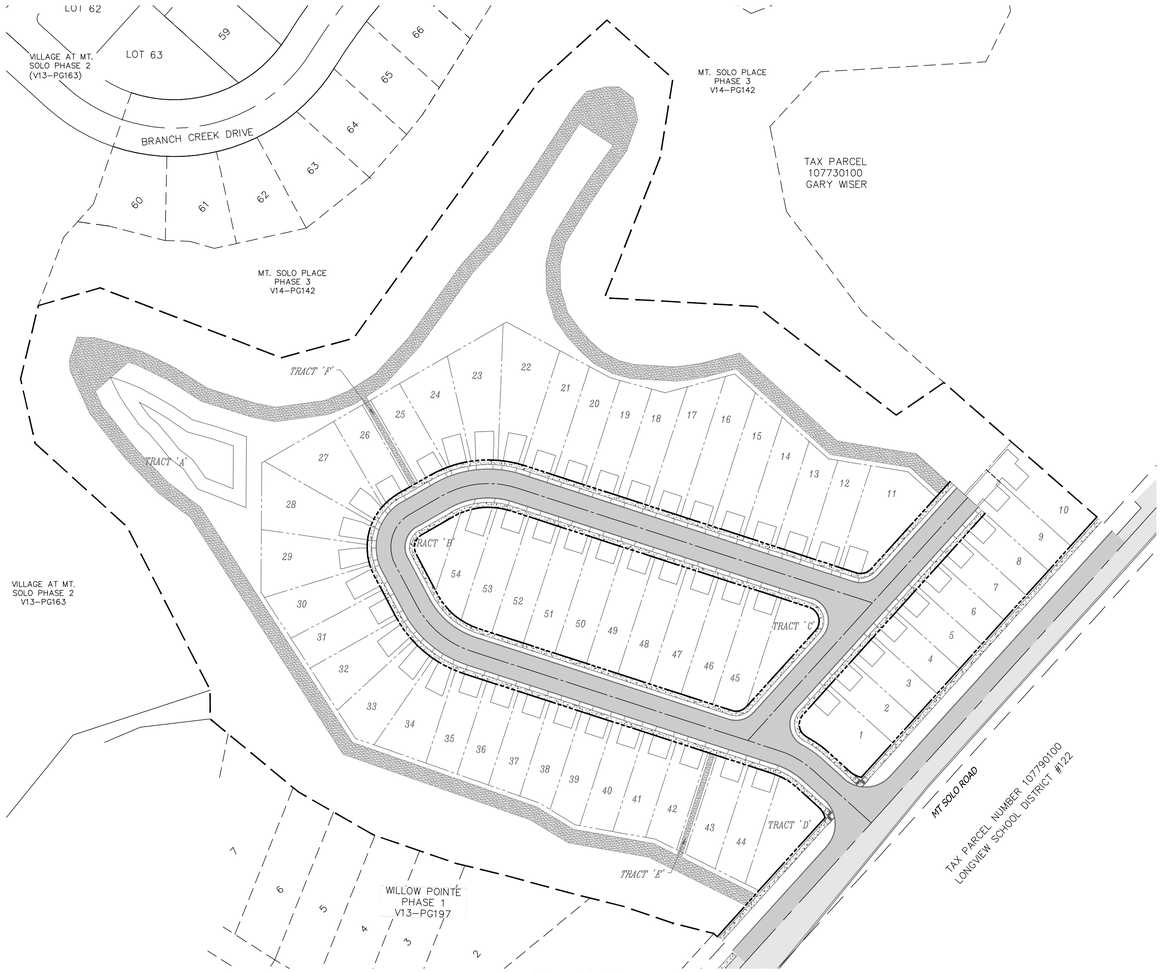
- All future development shall conform to the conclusions and recommendations contained in the geotechnical assessment performed by Redmond Geotechnical Services, dated June 30, 2024.

Additional plat notes may be required and will be determined during final construction plan and final plat review.

TAYLOR ISLAND ESTATES PUD

CITY OF LONGVIEW, WASHINGTON

IN SECTION 23 T. 8 N., R. 3 W., W.M. COWLITZ COUNTY, WASHINGTON



SITE MAP

SCALE: 1" = 80'

VICINITY MAP

NO SCALE

LEGEND

EXISTING:	PROPOSED:
GAS VALVE	SANITARY MANHOLE
GAS RISER	SANITARY CLEANOUT
GUY ANCHOR	STORM MANHOLE
POWER POLE	CATCH BASIN/ W/TEMP. STORM INLET PROTECTION
ELECTRICAL SERVICE	CURB INLET
SANITARY MANHOLE	THRUST BLOCK
STORM DRYWELL	WATER VALVE
SEPTIC TANK	FIRE HYDRANT
TELEPHONE PEDESTAL	WATER BLOW-OFF
FIRE HYDRANT	WATER SERVICE LATERAL AND METER
WATER VALVE	STORM LINE
WELL	WATER LINE
WATER METER	SANITARY LINE
INDICATES MAILBOX	PROPERTY LINE
CATCH BASIN	PHASE LINE
CENTERLINE	MAJOR CONTOURS
ELECTRIC LOCATE	MINOR CONTOURS
TELEPHONE LOCATE	ADA RAMPS COMPLETED W/STREET CONSTRUCTION
FENCE	SIDEWALK COMPLETED W/STREET CONSTRUCTION
OVERHEAD POWER	NEW PAVEMENT
GAS LINE LOCATE	
5 FOOT CONTOUR	
1 FOOT CONTOUR	
WATER LINE	
SANITARY LINE	
STORM LINE	
EXISTING PAVEMENT	

HORIZONTAL DATUM:

NAD83(2011)(EPOCH:2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET

VERTICAL DATUM:

NAVD 88 (GEOID 18)
ELEVATIONS ESTABLISHED USING A TRIMBLE R10 RECEIVER OPERATING IN A REAL TIME KINEMATIC MODE (RTK), RECEIVING GPS CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

NOTE:

-BOUNDARY CALCULATED BY MINISTER GLAESER SURVEYING, INC.
-TOPOGRAPHIC DATA COMPILED FROM TOPOGRAPHIC SURVEYS PERFORMED BY MINISTER GLAESER SURVEYING, INC.

Sheet List Table

Sheet Number	Sheet Title
PRE 1.0	COVER SHEET
PRE 2.0	EXISTING CONDITIONS
PRE 3.0	PRELIM GRADING & EROSION CONTROL PLAN
PRE 4.0	PRELIM STREET & UTILITY PLAN
PRE 5.0	PRELIM PLAT
PRE6.0	PRELIMINARY LANDSCAPE PLAN

DEVELOPER
HINTON DEVELOPMENT
ATTN: NIKKI DUKE
14010-A NE 3RD COURT SUITE 106
VANCOUVER, WA 98685
(360) 852-2035
NIKOLE@HINTONDEVELOPMENT.COM

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SURVEYOR
MINISTER-GLAESER SURVEYING
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2200 E. EVERGREEN BLVD
VANCOUVER, WASHINGTON 98661
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DAD@MGSURVEY.COM

GEOTECHNICAL ENGINEER
REDMOND GEOTECHNICAL SERVICES
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PO BOX 20547
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SGA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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NATHAN A. WILLIAMS
STATE OF WASHINGTON
23005739
REGISTERED
PROFESSIONAL ENGINEER

05/13/2025

COVER SHEET

TAYLOR ISLAND ESTATES PUD

CITY OF LONGVIEW WASHINGTON

PRELIM - VERSION 2

REVISIONS

DESIGNED BY:	NAW
DRAWN BY:	NAW
CHECKED BY:	JTM
SCALE:	1" = 80'

JOB NUMBER	SHEET
2419	PRE 1.0

© SGA ENGINEERING PLLC - DATE PLOTTED: May 13, 2025 - 9:22 AM SGA DRAWING FILE: W:\DWG\2419- TAYLOR ISLAND ESTATES SUBDIVISION\DRAWINGS\2-PRELIM SHEET SET\PRE 1.0 - COVER SHEET.DWG

TAYLOR ISLAND ESTATES PUD

BEING A PORTION OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN COWLITZ COUNTY, WASHINGTON

PRELIMINARY APPLICATION

NOVEMBER 2024

APPLICANT:

HINTON DEVELOPMENT CORP
ATTN: NIKKI DUKE
14010-A NE 3RD COURT SUITE 106
VANCOUVER, WA 98685
PH: 360-852-2035
EM: nikole@hintondevelopment.com

PROPERTY OWNER:

TJ & ANDREW FREY
2719 FIR STREET
LONGVIEW, WA 98632

PARCEL # & PROPERTY ADDRESS: 107710100
5431 MT SOLO ROAD, LONGVIEW, WA 98632

CONTACT PERSON:

SGA ENGINEERING, PLLC
ATTN: SCOTT TAYLOR
2005 BROADWAY STREET
VANCOUVER, WA 98663
PH: 360.993.0911
FX: 360.993.0912
EM: STAYLOR@SGAENGINEERING.COM

EXISTING SITE INFORMATION

EXISTING PARCEL NUMBER	107710100
CURRENT USE	SINGLE FAMILY RESIDENCE
ZONING DESIGNATION	R-1
GROSS SITE AREA	12.57 ACRES 547,496 S.F.
TRANSIT ROUTES	THERE IS A PUBLIC BUS STOP APPROXIMATELY 300' SOUTH OF THE SITE.
EXISTING WATER AND SEWER	SEWER SERVICE WILL BE PROVIDED BY THE CITY OF LONGVIEW, PUBLIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF LONGVIEW. THE SITE CONTAINS AN EXISTING SEPTIC SYSTEM. NO WELLS ARE KNOWN TO EXIST ON-SITE.

ENVIRONMENTAL CONDITIONS

THERE ARE NO EXISTING WETLANDS. THE SITE IS LOCATED IN THE COLUMBIA RIVER WATERSHED.

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MGS SURVEYING AND PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

VILLAGE AT MT. SOLO PHASE 2 (V13-PG163)
LOT 63
BRANCH CREEK DRIVE
MT. SOLO PLACE PHASE 3 V14-PG142
TAX PARCEL 107730100 GARY WISER
TAX PARCEL NUMBER 107710100 FREY T J/ANDREW L
OVERHANG
BARN
SHED NO FOUNDATION
HOUSE
GUTTER LINE
CURB LINE
MT SOLO ROAD
TAX PARCEL NUMBER 107790100 LONGVIEW SCHOOL DISTRICT #122
WILLOW POINTE PHASE 1 V13-PG197
RIM=7.19

N

0 50 100 150

Scale: 1" = 50'

SGA ENGINEERING & DESIGN
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23005739
REGISTERED
PROFESSIONAL ENGINEER

05/13/2025

EXISTING CONDITIONS

TAYLOR ISLAND ESTATES PUD

CITY OF LONGVIEW WASHINGTON

PRELIM - VERSION 2

REVISIONS

DESIGNED BY:	NAW
DRAWN BY:	NAW
CHECKED BY:	JTM
SCALE:	1" = 50'

JOB NUMBER	SHEET
2419	PRE 2.0

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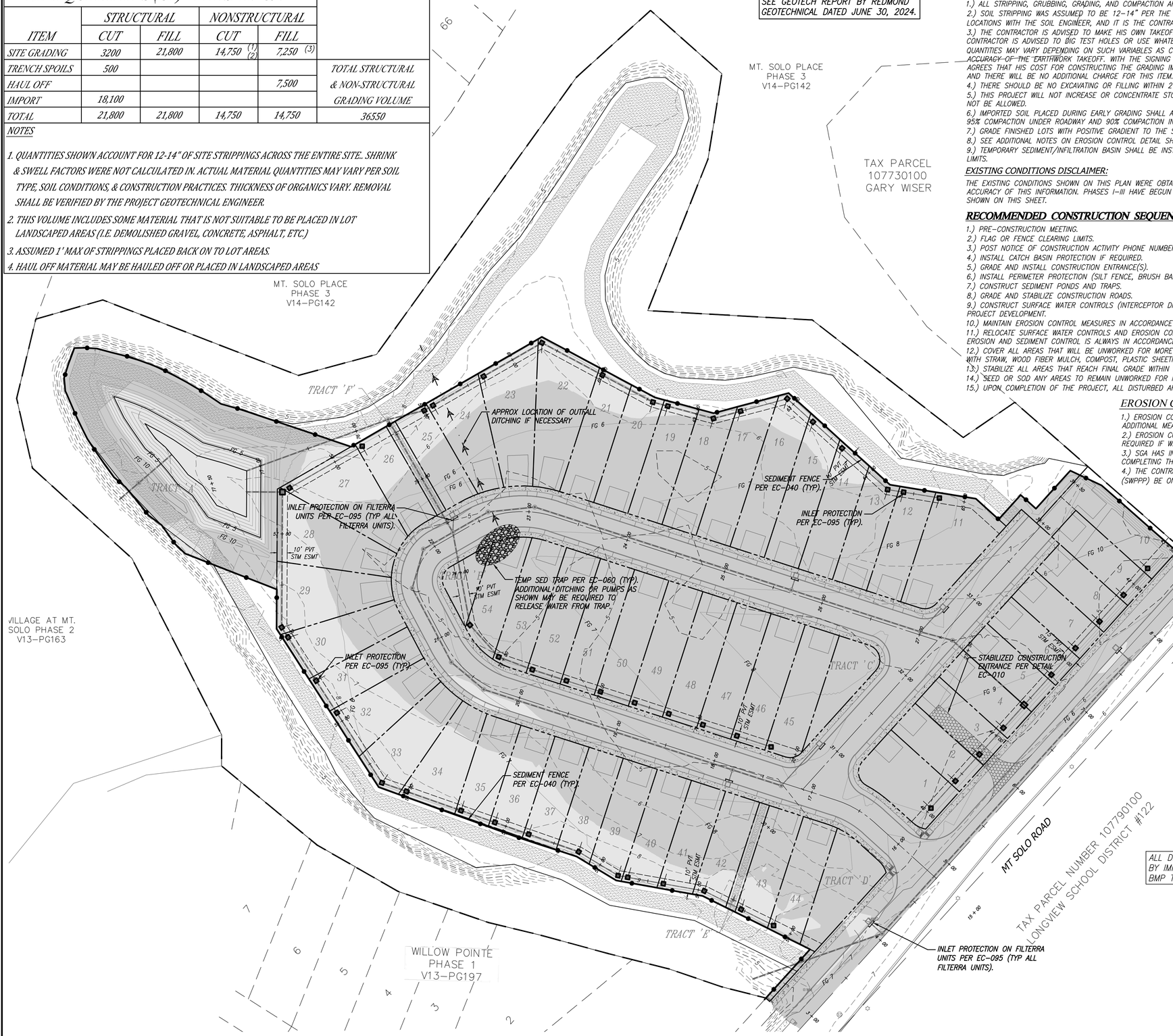
DIRT QUANTITIES (CY) - PHASE IV & V

ITEM	STRUCTURAL CUT	STRUCTURAL FILL	NONSTRUCTURAL CUT	NONSTRUCTURAL FILL	
SITE GRADING	3200	21,800	14,750 (1) (2)	7,250 (3)	
TRENCH SPOILS	500				TOTAL STRUCTURAL
HAUL OFF				7,500	& NON-STRUCTURAL
IMPORT	18,100				GRADING VOLUME
TOTAL	21,800	21,800	14,750	14,750	36550

NOTES

1. QUANTITIES SHOWN ACCOUNT FOR 12-14" OF SITE STRIPPINGS ACROSS THE ENTIRE SITE. SHRINK & SWELL FACTORS WERE NOT CALCULATED IN. ACTUAL MATERIAL QUANTITIES MAY VARY PER SOIL TYPE, SOIL CONDITIONS, & CONSTRUCTION PRACTICES. THICKNESS OF ORGANICS VARY. REMOVAL SHALL BE VERIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.
2. THIS VOLUME INCLUDES SOME MATERIAL THAT IS NOT SUITABLE TO BE PLACED IN LOT LANDSCAPED AREAS (I.E. DEMOLISHED GRAVEL, CONCRETE, ASPHALT, ETC.)
3. ASSUMED 1' MAX OF STRIPPINGS PLACED BACK ON TO LOT AREAS.
4. HAUL OFF MATERIAL MAY BE HAULED OFF OR PLACED IN LANDSCAPED AREAS

SEE GEOTECH REPORT BY REDMOND GEOTECHNICAL DATED JUNE 30, 2024.



GRADING AND DRAINAGE NOTES:

1.) ALL STRIPPING, GRUBBING, GRADING, AND COMPACTION ARE TO BE DONE IN ACCORDANCE WITH THE SOIL ENGINEER'S REQUIREMENTS.
2.) SOIL STRIPPING WAS ASSUMED TO BE 12–14" PER THE GEOTECH REPORT. THE CONTRACTOR SHALL VERIFY NECESSARY STRIPPING DEPTHS AND LOCATIONS WITH THE SOIL ENGINEER, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND COORDINATE THIS WITH THE SOIL ENGINEER.
3.) THE CONTRACTOR IS ADVISED TO MAKE HIS OWN TAKEOFF OF EARTHWORK QUANTITIES AND DETERMINE HIS OWN QUANTITIES FOR BIDDING. THE CONTRACTOR IS ADVISED TO DIG TEST HOLES OR USE WHATEVER METHOD HE DEEMS NECESSARY TO DETERMINE EARTHWORK QUANTITIES. EARTHWORK QUANTITIES MAY VARY DEPENDING ON SUCH VARIABLES AS COMPACTION, SHRINKAGE, CONTRACTOR'S METHOD OF OPERATION, STRIPPING DEPTHS, AND ACCURACY OF THE EARTHWORK TAKEOFF. WITH THE SIGNING OF THE CONTRACT FOR THE CONSTRUCTION OF THESE IMPROVEMENTS, THE CONTRACTOR AGREES THAT HIS COST FOR CONSTRUCTING THE GRADING IMPROVEMENTS, AND DISPOSAL OF THE EXCESS MATERIAL IF NECESSARY, IS SATISFACTORY AND THERE WILL BE NO ADDITIONAL CHARGE FOR THIS ITEM.
4.) THERE SHOULD BE NO EXCAVATING OR FILLING WITHIN 2 FEET OF THE PROPERTY LINE AS PER CHAPTER J OF THE IBC.
5.) THIS PROJECT WILL NOT INCREASE OR CONCENTRATE STORMWATER RUNOFF ONTO ADJACENT PARCELS AS PER CCC 40. CROSS LOT DRAINAGE WILL NOT BE ALLOWED.
6.) IMPORTED SOIL PLACED DURING EARLY GRADING SHALL ALLOW FOR ACHIEVABLE COMPACTION REQUIREMENTS FOR FINAL CONSTRUCTION INCLUDING 95% COMPACTION UNDER ROADWAY AND 90% COMPACTION IN LOT AREAS.
7.) GRADE FINISHED LOTS WITH POSITIVE GRADIENT TO THE STREET OR AS SHOWN ON INDIVIDUAL LOT GRADING DETAILS.
8.) SEE ADDITIONAL NOTES ON EROSION CONTROL DETAIL SHEET.
9.) TEMPORARY SEDIMENT/INFILTRATION BASIN SHALL BE INSTALLED AS NEEDED TO ENSURE NO DIRTY RUNOFF LEAVES THE SITES CONSTRUCTION LIMITS.

EXISTING CONDITIONS DISCLAIMER:

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM A VARIETY OF SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION. PHASES I–III HAVE BEGUN CONSTRUCTION, THUS EXISTING GRADE ON THOSE PHASES WILL VARY FROM WHAT IS SHOWN ON THIS SHEET.

RECOMMENDED CONSTRUCTION SEQUENCE FOR EROSION CONTROL:

1.) PRE–CONSTRUCTION MEETING.
2.) FLAG OR FENCE CLEARING LIMITS.
3.) POST NOTICE OF CONSTRUCTION ACTIVITY PHONE NUMBER OF EROSION SEDIMENT CONTROL SUPERVISOR.
4.) INSTALL CATCH BASIN PROTECTION IF REQUIRED.
5.) GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
6.) INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
7.) CONSTRUCT SEDIMENT PONDS AND TRAPS.
8.) GRADE AND STABILIZE CONSTRUCTION ROADS.
9.) CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
10.) MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF LONGVIEW STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
11.) RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF LONGVIEW EROSION AND SEDIMENT CONTROL STANDARDS.
12.) COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
13.) STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
14.) SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
15.) UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.

EROSION CONTROL NOTES:

1.) EROSION CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AND SEDIMENT.
2.) EROSION CONTROL MEASURES SHOWN ARE FOR DRY WEATHER CONSTRUCTION. ADJUSTMENTS WILL BE REQUIRED IF WET WEATHER CONSTRUCTION IS UNDERTAKEN.
3.) SGA HAS INITIATED THE NPDES PERMITTING PROCESS. THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPLETING THE PROCESS, AND OBTAINING AND MAINTAINING THE FINAL NPDES PERMIT.
4.) THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BE ONSITE AT ALL TIMES DURING CONSTRUCTION. SGA HAS PREPARED THE SWPPP.

WET WEATHER CONDITIONS & STEEP TERRAIN:

SIGNIFICANT VARIATION AND DEGREE OF EROSION CONTROL EFFORT WILL BE DICTATED BY WEATHER CONDITIONS. THE DEVELOPER AND CONTRACTOR SHOULD BE PREPARED TO PROVIDED EXTRA EROSION CONTROL PROVISIONS AND EFFORT DURING WINTER AND WET WEATHER CONDITIONS BEYOND THAT NORMALLY REQUIRED DURING SUMMER AND DRY WEATHER CONDITIONS. FINE GRAINED AND UNCONSOLIDATED SOILS ON SLOPING SITES MAY BECOME UNSTABLE WHEN SUBJECT TO EXCESSIVE MOISTURE.

DUE TO THE STEEP TERRAIN, ADDITIONAL EROSION CONTROL MEASURES MAY ALSO BE NEEDED. MEASURES WHICH COULD BE USED INCLUDE, BUT ARE NOT LIMITED TO, MULTIPLE SILT FENCE ROWS, SEDIMENT BARRIERS, FIBER ROLLS, OR CUT–OFF DITCHING TO DIVERT POTENTIAL STORM FLOW. LARGE BARREN SLOPES SHALL NOT BE EXPOSED FOR LONG PERIODS OF TIME AND SHOULD BE PROTECTED WITH AN APPROVED EROSION CONTROL BMP.

CLEARING AND GRADING PRACTICES SHOULD BE COMPLETED IN SEVERAL PHASES TO AVOID LARGE AREAS OF UNPROTECTED EXPOSED SOIL. EROSION CONTROL SHALL BE IMPLEMENTED ON EACH PHASE BEFORE CONTINUING GRADING.

LEGEND

- FILL AREA
- CUT AREA
- FLOW ARROW
- INLET PROTECTION PER EC–095
- TEMPORARY SEDIMENTATION TRAP PER EC–060
- TEMPORARY SILT FENCE PER EC–040
- FG 100 — FINISHED GRADE MAJOR CONTOURS
- FG 99 — FINISHED GRADE MINOR CONTOURS
- 100 — EXISTING MAJOR CONTOURS
- 99 — EXISTING MINOR CONTOURS
- GRAVEL CONSTRUCTION ENTRANCE (PER EC–010)

ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY IMPERVIOUS SURFACE SHALL BE AMENDED PER BMP T5.13. SEE SPECS SHEETS C8.0–C8.2.

N

0 50 100 150

Scale: 1" = 50'

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NATHAN A. WILLIAMS
STATE OF WASHINGTON
23005739
REGISTERED
PROFESSIONAL ENGINEER

05/13/2025

TAYLOR ISLAND ESTATES PUD

CITY OF LONGVIEW WASHINGTON

PRELIM GRADING & EROSION CONTROL PLAN

PRELIM - VERSION 2

REVISIONS

DESIGNED BY:	NAW
DRAWN BY:	NAW
CHECKED BY:	JTM
SCALE:	1" = 50'

JOB NUMBER	SHEET
2419	PRE 3.0

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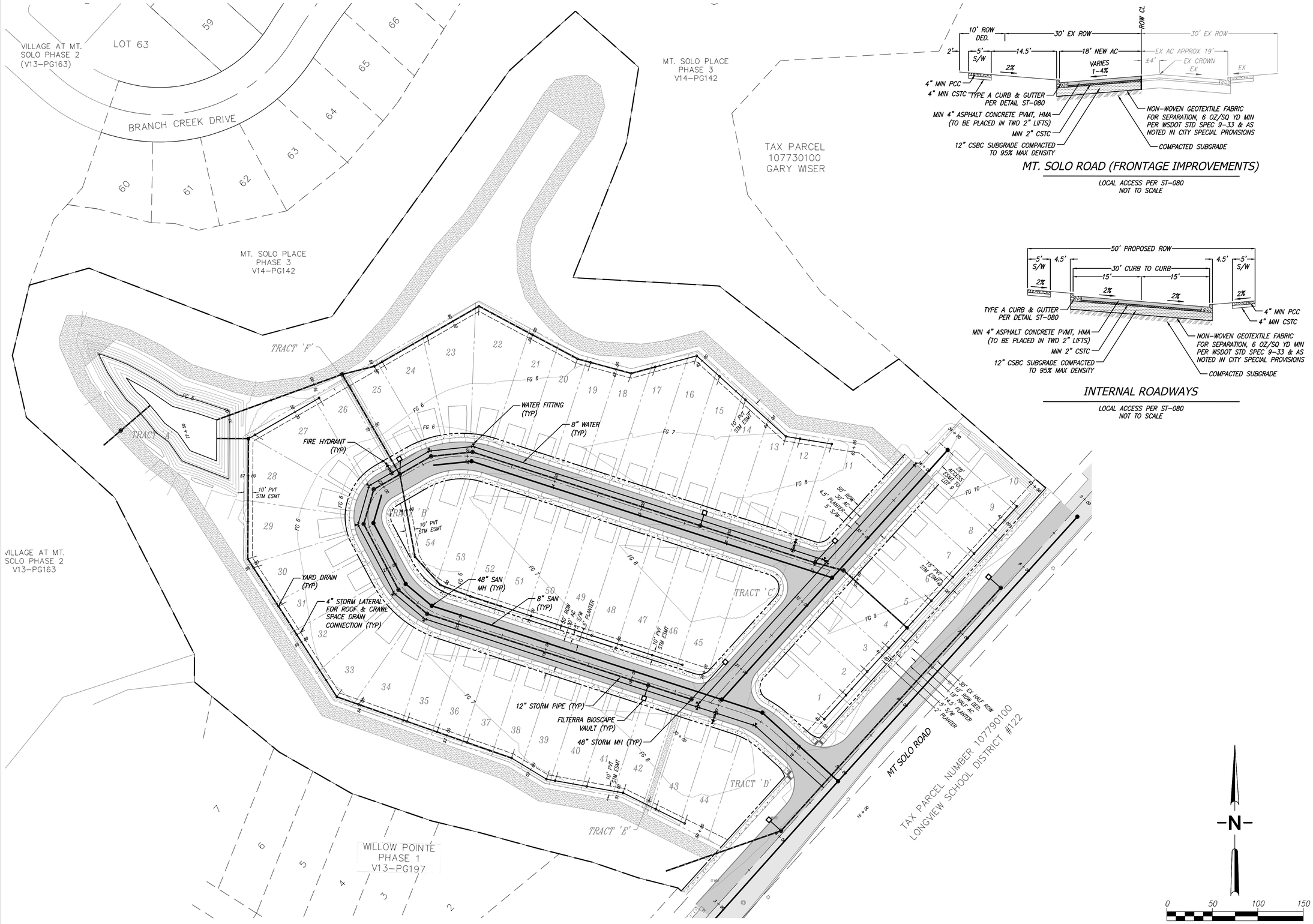

MT. SOLO ROAD (FRONTAGE IMPROVEMENTS)

LOCAL ACCESS PER ST-080
NOT TO SCALE

INTERNAL ROADWAYS

LOCAL ACCESS PER ST-080
NOT TO SCALE

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NATHAN A. WILLIAMS
STATE OF WASHINGTON
23005739
REGISTERED PROFESSIONAL ENGINEER

05/13/2025

PRELIM STREET & UTILITY PLAN

TAYLOR ISLAND ESTATES PUD

CITY OF LONGVIEW WASHINGTON

PRELIM - VERSION 2

REVISIONS

DESIGNED BY:	NAW
DRAWN BY:	NAW
CHECKED BY:	JTM
SCALE:	1" = 50'

JOB NUMBER	SHEET
2419	PRE 4.0

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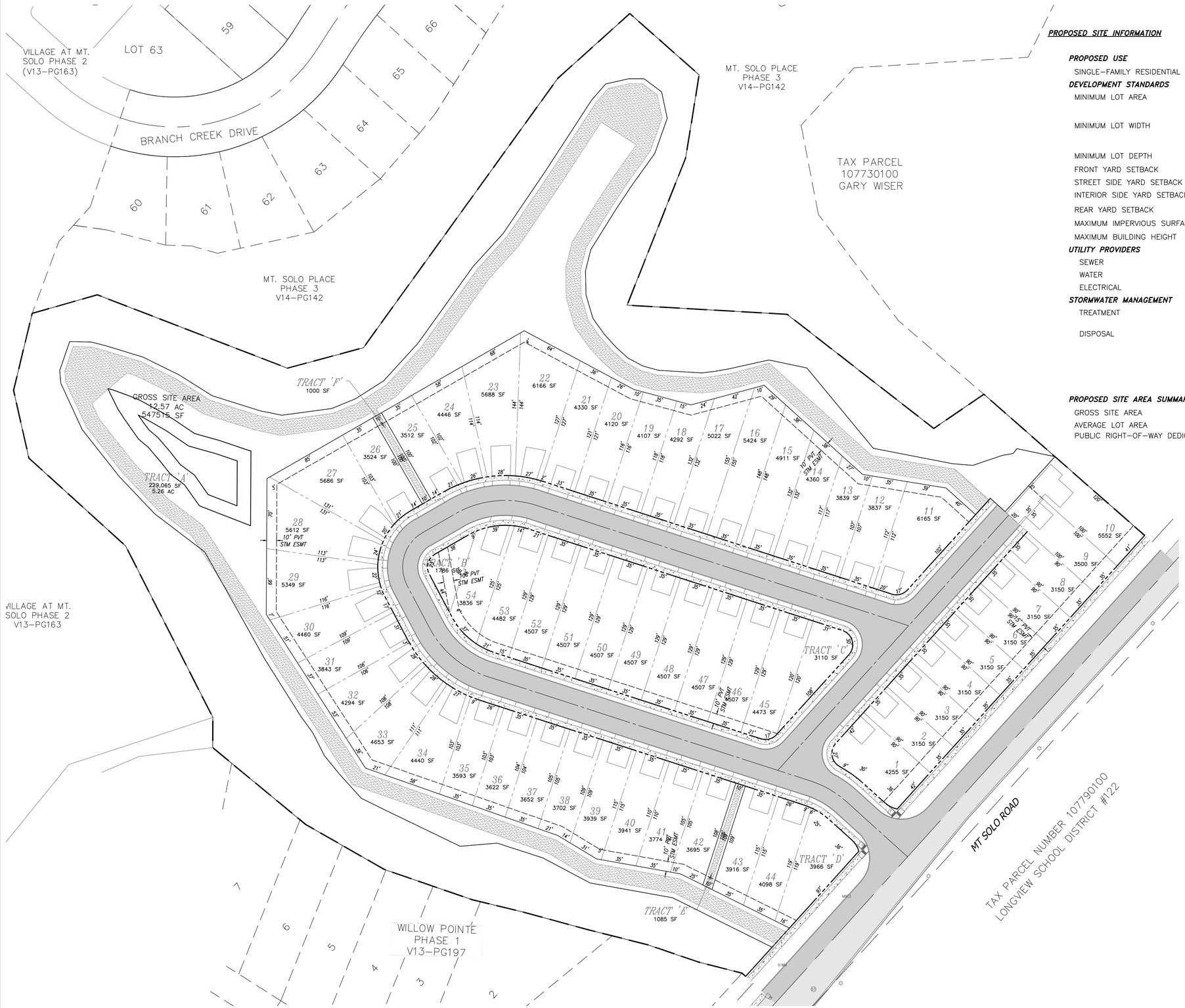

PROPOSED SITE INFORMATION

PROPOSED USE

SINGLE–FAMILY RESIDENTIAL (54 LOT) SUBDIVISION

DEVELOPMENT STANDARDS

MINIMUM LOT AREA	6,000 SF PER R–1 3,000 SF ALLOWED PER PUD 3,150 SF LOT SIZE PROPOSED
MINIMUM LOT WIDTH	50' MIN. ALLOWED, 50' MIN. PROPOSED 25' MIN. FOR PIE LOTS 35' MIN. FOR TRIANGULAR LOT
MINIMUM LOT DEPTH	N/A
FRONT YARD SETBACK	25'
STREET SIDE YARD SETBACK	15'
INTERIOR SIDE YARD SETBACK	5'
REAR YARD SETBACK	15'
MAXIMUM IMPERVIOUS SURFACE	65%
MAXIMUM BUILDING HEIGHT	35'

UTILITY PROVIDERS

SEWER	CITY OF LONGVIEW
WATER	CITY OF LONGVIEW
ELECTRICAL	COWLITZ PUD

STORMWATER MANAGEMENT — CITY OF LONGVIEW STANDARDS

TREATMENT	STORMWATER WILL BE TREATED USING CONTECH FILTERRA SYSTEMS
DISPOSAL	STORMWATER WILL BE RELEASED TO THE EXISTING CDID1 DRAINAGE SURROUNDING THE SITE. THE PROJECT IS FLOW CONTROL EXEMPT PER THE 2019 SWMMWW, BUT A DETENTION POND WILL BE USED TO METER THE 25–YR RELEASE PER CITY OF LONGVIEW REQUIREMENTS.

PROPOSED SITE AREA SUMMARY	ACRES	S.F.
GROSS SITE AREA	12.57	547496
AVERAGE LOT AREA	0.10	4254
PUBLIC RIGHT–OF–WAY DEDICATED	1.80	78323

OPEN SPACE TRACT 'A' WILL BE OWNED & MAINTAINED BY CDID. A STORMWATER EASEMENT WILL BE DEDICATED OVER THE TRACT TO THE HOA FOR ACCESS, INSPECTION, & MAINTENANCE OF THE DETENTION POND.

TRACTS B–F WILL BE OWNED & MAINTAINED BY THE HOA.

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NATHAN A. WISEMAN — STATE OF WASHINGTON — 24019 — REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY NOT FOR CONSTRUCTION

TAYLOR ISLAND ESTATES PUD

PRELIM PLAT

CITY OF LONGVIEW WASHINGTON

PRELIM - VERSION 2

REVISIONS

DESIGNED BY:	NAW
DRAWN BY:	NAW
CHECKED BY:	JTM
SCALE:	1" = 50'

JOB NUMBER	SHEET
2419	PRE 5.0

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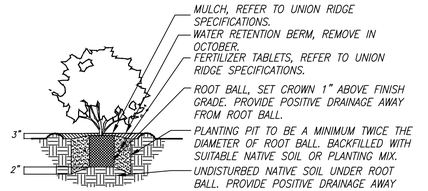
B&B Deciduous Tree Planting Details

NO SCALE

PLANTING LEGEND

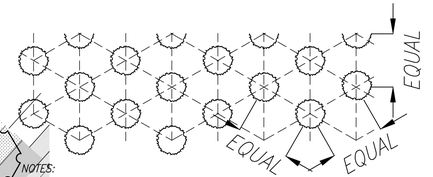
TREES	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
	Acer palmatum 'Sangu Kaku' CORAL BARK JAPANESE MAPLE	2" CAL.	AS SHOWN	15
	Acer rubrum 'Autumn Flame' AUTUMN FLAME MAPLE	2" CAL.	30' O.C.	18
	Chamaecyparis nootkatensis 'Pendula' WEEPING ALASKAN CEDAR	7-8' HT.	AS SHOWN	12

GROUNDCOVER	NAME	SIZE	SPACING	QUANTITY
	LANDSCAPE AREA: TURF, MULCH, ROCK OR APPROVED EQUAL			25,542 SF



Shrub Planting Details

NO SCALE



NOTES:

ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN PLANTING LEGEND.
GROUND COVER TO BE LOCATED ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY HARD SURFACE, UNLESS OTHERWISE SPECIFIED.
SPECIFICATIONS ARE INCLUDED WITHIN PLAN SHEETS, LANDSCAPE NOTES AND SPECIFICATIONS. REFER TO ALL PRIOR TO BIDDING AND CONSTRUCTION.

TIMELINE & NARRATIVE

TREES IN THE PUBLIC RIGHT OF WAY SHALL BE INSTALLED BY DEVELOPER OR BUILDER PRIOR TO ISSUING OF OCCUPANCY PERMIT FOR LOT ADJACENT TO RIGHT OF WAY IN QUESTION.

TREES ON INDIVIDUAL LOTS SHALL BE INSTALLED BY DEVELOPER OR BUILDER PRIOR TO ISSUING OF OCCUPANCY PERMIT FOR SAID LOT. TREES ARE EASILY DAMAGED DURING CONSTRUCTION AND SHOULD NOT BE INSTALLED UNTIL AFTER ALL DRIVEWAYS, SIDEWALKS AND HEAVY CONSTRUCTION ACTIVITIES ARE COMPLETED.

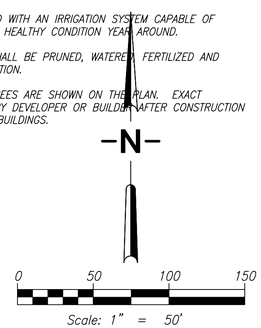
TREES SHALL BE WATERED AND MAINTAINED IN A HEALTHY CONDITION YEAR ROUND. EXISTING TREES SHALL BE PROTECTED FROM DAMAGE DURING AND FOLLOWING CONSTRUCTION. PRUNING AND OTHER MAINTENANCE SHALL BE PERFORMED BY INDIVIDUAL HOMEOWNERS OR THE HOMEOWNER'S ASSOCIATION.

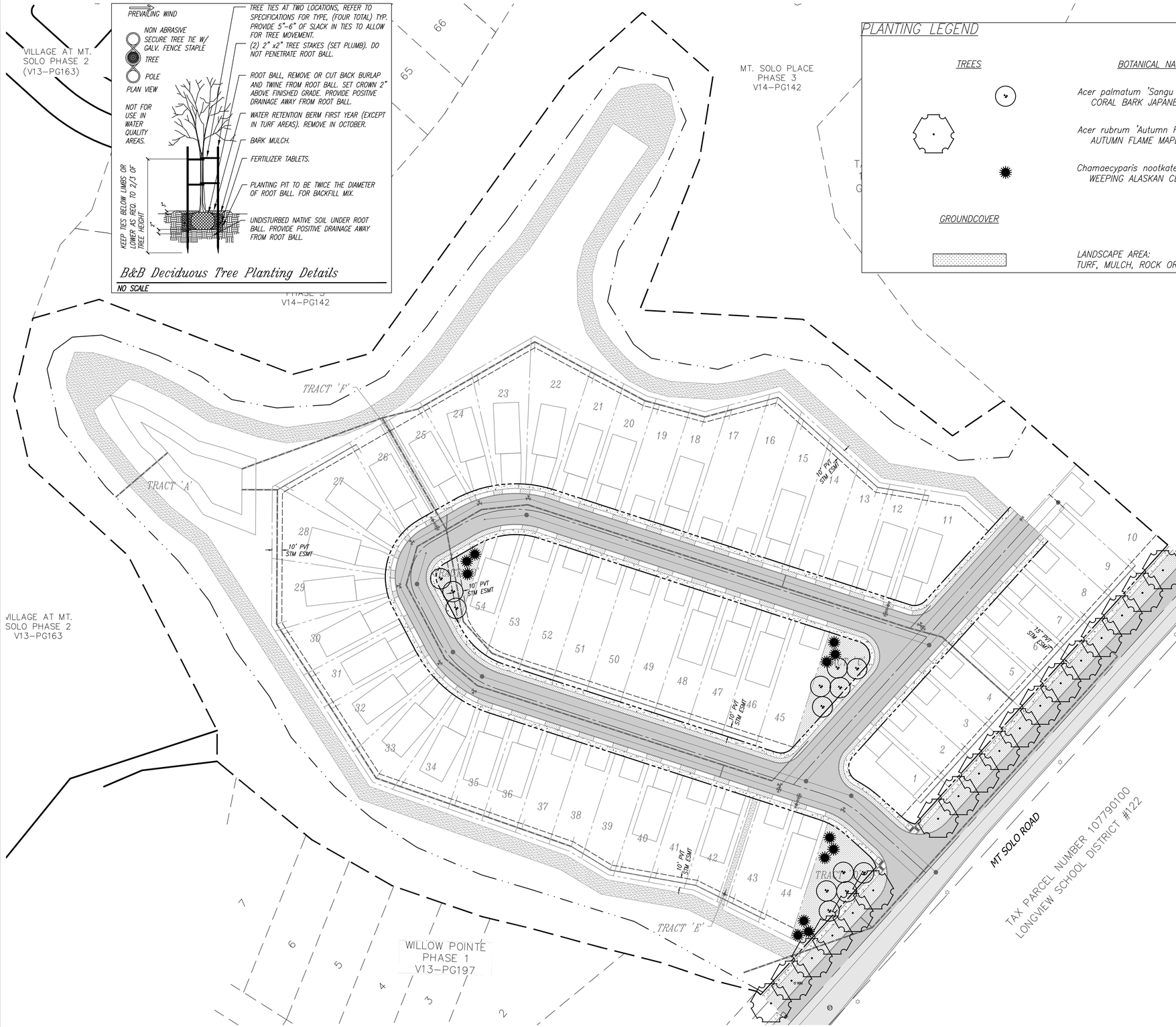
LANDSCAPE NOTES

LANDSCAPING SHALL BE WATERED WITH AN IRRIGATION SYSTEM CAPABLE OF SUSTAINING THE PLANTINGS IN A HEALTHY CONDITION YEAR AROUND.

TREES AND OTHER PLANTINGS SHALL BE PRUNED, WATERED, FERTILIZED AND MAINTAINED IN A HEALTHY CONDITION.

APPROXIMATE LOCATIONS FOR TREES ARE SHOWN ON THE PLAN. EXACT LOCATIONS TO BE DETERMINED BY DEVELOPER OR BUILDER AFTER CONSTRUCTION OF DRIVEWAYS, SIDEWALKS AND BUILDINGS.





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PRELIMINARY

STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT

SCOTT A. TAYLOR

LICENSE NO. 1247

EXPIRES ON _____

PRELIMINARY LANDSCAPE PLAN

TAYLOR ISLAND ESTATES PUD

CITY OF LONGVIEW WASHINGTON

PRELIM - VERSION 2

REVISIONS

DESIGNED BY:	NAW
DRAWN BY:	NAW
CHECKED BY:	JTM
SCALE:	1" = 50'

JOB NUMBER	SHEET
2419	PRE6.0

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City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, June 4, 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.

1. ROLL CALL

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

***Present**: Member Craig Collins, Member Jeff Rauth, Member Ramona Leber, Member Randy Knox, Member Jerry Stinger, Member Alison Moss*
***Excused:** Member Trey Davis*

***Staff Present**: Nick Little, Community Development Director; Irene Rutikanga, Planner; Sam Barham, City Engineer; Lisa Vertrees, Administrative Assistant*

2. APPROVAL OF MINUTES

25-00521 Planning Commission minutes of May 7, 2025

A motion was made by Member Jeff Rauth, seconded by Member Jerry Stinger, to approve the minutes of the May 7, 2025 regular Planning Commission meeting. The motion passed unanimously.

3. AUDIENCE PARTICIPATION OR CORRESPONDENCE

Correspondence received was added to the record and distributed to the Planning Commission members.

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

Read in to the record.

5. PUBLIC HEARINGS

25-00522 PC 2025-2 3505 and 3503 Oak Street Binding Site Plan

Staff report and PowerPoint presentation presented by Mr. Rutikanga.
Two variances have been requested - one for the ingress and egress; one for reduced frontage on 14 of

the lots.
Staff recommends approval of the variances; and approval of the binding site plan.
Discussion from Planning Commission members included:

- *Lot width - shared driveways*
- *Frontage variance - shared driveways*
- *CDID ditches are not critical areas*
- *Notices to homeowners were sent out*
- *Walking safety*
- *Fire sprinklers instead of on-street parking*
- *Emergency vehicle access/turn arounds*
- *Park rules/enforcement*
- *Utility maintenance*
- *CDID access surface*

Chairman Collins opened the public hearing. The following citizens spoke:
James Kessi - applicant. He discussed:

- *Gravel access road*
- *Private street that is Fire Marshal approved*
- *Utilities meet City requirements*
- *Widening Oak St.*

Julia VanSteenburg - Oak St. resident

- *22' easement (on plans) would go through her house*
- *Noted the property taxes are delinquent on the proposed site, along with the applicant not having possession of the property*

Olivia Burella - Oak St. resident

- *Noted the traffic issue and the condition of Oak St.*

Richard Burella - Oak St. resident

- *Kids use Pine St. to walk to school*
- *Traffic concern - Oak St. is not safe*
- *Road conditions*
- *Noted that at least one of the houses is historical - under the 1934 Homestead Act/Eleanor Roosevelt*
- *Soil stability of proposed site*

Rayann Swanson - Oak St. resident

- *Road safety - disagrees with the Traffic Study.*
- *No crosswalk on Oak St. to go to the park at 34th and Oak*
- *Variances appear detrimental to public welfare; noted wheelchair ramps*
- *Impact on existing utilities*

Monty Fulbright - Champ Pl. resident

- *Access road, but fenced?*

Hearing no further speakers, Chairman Collins closed the public hearing.

A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to recommend approval of the Mint Valley Manufactured Mobile Home Park Type B Preliminary Binding Site Plan for the development of 72 manufactured home lots on approximately 10.38 acres located at 3505 Oak Street, subject to the findings and conclusions in the staff report; and to approve the requested variances to lot width and right-of-way width, also subject to findings and conclusions in the staff report.

The motion failed 5 to 1.

Discussion:
Member Alison Moss is concerned with safety. She also would like the CDID easement at the first speaker's property to be addressed. Mr. Litlle responded that the easement expansion would not affect that property.
Member Jerry Stinger is concerned with the infrastructure.
Member Randy Knox asked about the fence placement. Applicant Mr. Kessi replied the fence is within the easement, then the gravel access road. He also addressed walking safety as an off -site impact.
Member Ramona Leber felt there were many unanswered questions and noted it is historically difficult to improve streets.

25-00523 PC 2025-3 5431 Mt. Solo Rd. Planned Unit Development

Mr. Rutikanga presented the staff report and PowerPoint presentation.
Member Alison Moss mentioned safety of getting to bus stops.She sald a street subdivision requires safety to bus stops and that needs to be in the findings for approval.
There are sidewalks on Mt. Solo Road already.

Chairman Collins opened the public hearing. The following people spoke:
Scott Taylor - SGA; applicant. He is willing to coordinate with the school district to confirm bus stops and safe walking conditions. He noted there is a second access for fire fights and the corners allow equipment to turn.
Hearing no other speakers, Chairman Collins closed the public hearing.

A motion was made by Member Alison Moss, seconded by Member Ramona Leber, to approve the Taylor Island Estates Planned Unit Development (PUD) Subdivision based on the findings and conclusions in the staff report and subject to the conditions attached to the report, with the added condition of coordinating with the school district for safety concerns.
The motion passed unanimously.

6. NON-PUBLIC HEARING ITEMS

Mr. Little provided a handout of upcoming bills that will impact the City.
The short subdivision and the MUZO will go to Council June 12th.
Planning Commission will be looking at:
** the Shared Driveway ordinance*
** Mobile vendors and food trucks*
** Fishers Lane zoning map amendments*

7. OTHER BUSINESS

None at this time.

8. PLANNER'S REPORT

There are subdivision projects currently in review.
** The public hearing for Sires Lane will be at the July meeting*
** 46th/48th PUD is under review before coming to the Planning Commission.*

Public Works
** Wrapping up work on the 42nd Ave. pump station*
** Cloney Park storm pipe replacement*
** Fishers Lane pipe demo*
** Tennant Way - replacing signal controllers*
** Columbia Heights design work*

Chairman Collins mentioned timing of the lights on 15th Ave. needs review.

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for July 2, 2025, 7 p.m.

With no further business to discuss, Chairman Collins adjourned the meeting at 9:37 p.m.

_____
Lisa Vertrees, Recorder

City of Longview

Agenda Summary

RESOLUTION 2561 TASK FORCE FINDINGS

DATE: July 8, 2025

COUNCIL STRATEGIC INITIATIVE ADDRESSED:
Enhance public safety & emergency response
Preserve and enhance neighborhoods
Address quality of place issues

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:
In response to City Council's directive under Resolution 2561, a multi-disciplinary task force was established to develop strategic recommendations regarding unlawful behavior, public space management, and enforcement coordination. Council directed the City Manager to return by July 8, 2025, with proposed ordinance updates, a communications plan, a collaborative enforcement strategy, and a proposed budget for the $150,000 enforcement fund.

This report summarizes the outcomes of the task force process, provides documentation of stakeholder and community input, and presents a draft ordinance amending Longview Municipal Code Sections 7.29.020 and 7.29.040 to regulate excessive storage of personal property on public land.

BACKGROUND & PROCESS
Following adoption of Resolution 2561, the City Manager convened the task force with a work plan centered on:

1. Ordinance review and revision
2. Cross-department enforcement coordination
3. Stakeholder and partner engagement
4. Transparent public communication
5. Budget planning for enhanced enforcement capacity

Engagement Activities Included:

- Task Force Meetings with Legal Counsel: Regularly consulted to ensure alignment with constitutional requirements and recent case law (e.g., *Martin v. Boise*, *Grants Pass v. Johnson*).
- Ordinance Benchmarking: Reviewed policy models from cities such as Burien and Tacoma.
- Regional Coordination: Met with representatives from Cowlitz County and the City of Kelso to provide updates and encourage regional alignment.
- Partner Meeting (June 17): Gathered input from local service providers on transitional shelter, storage needs, and outreach gaps.
- Community Meeting (June 30): Over 60 attendees discussed enforcement, services, and community safety. A strong emphasis was placed on collaborative solutions and compassionate accountability.
- Communication Plan Finalized (July 2): Adopted a 3-E approach (Educate, Engage, Enforce) for consistent messaging across departments, stakeholders, and the public.

Clarifying the City's Focus

A recurring concern during the process was the perception that the City is focusing solely on individuals experiencing homelessness who are resistant to services.

It's important to clarify that while the City and its partners continue to invest heavily in supporting those who are seeking help, including the creation of Hope Village and the outreach work of the Behavioral Health Unit, the individuals who most frequently come into contact with law enforcement are those declining services and violating local laws in public spaces.

This focus is not punitive, it's strategic. The City's 3-E enforcement approach begins with education and encouragement. Enforcement is used only when voluntary compliance and connection to services have failed, in order to uphold the community's right to safe, accessible public spaces.
We are not ignoring broader needs. Rather, we are closing the gap between those engaged in services and those who aren't, while reinforcing accountability and public safety.

PROPOSED ORDINANCE SUMMARY

The attached draft ordinance amends LMC 7.29.020 and 7.29.040 to address excessive storage of personal property in public areas, defined as:

- Volumes exceeding 55 gallons
- Obstructions to access and public use
- Health, fire, or sanitation hazards
- Unsafe or unsightly accumulation of materials

Violations allow for removal of property consistent with legal evidence-handling protocols. The ordinance provides clear standards for public behavior and supports enforcement without criminalizing poverty.

PROPOSED ENFORCEMENT BUDGET – $150,000

- $40,000 – Surveillance Camera Expansion
- $50,000 – Emphasis Detail Enforcement
- $25,000 – Bike Patrol Activation / Expansion
- $2,000 – Public Ordinance Awareness Signage
- $3,000 – Outreach & Resource Cards
- $10,000 – Temporary Lighting & CPTED Enhancements
- $20,000 – Jail Costs Related to New Ordinances

Monthly Reporting Commitment: The City Manager's Office will report to Council and the public on budget expenditures, enforcement activities, and educational outreach to ensure transparency and accountability.

RECOMMENDED ACTION:
Motion to have the City Attorney to bring back the final ordinance for adoption amending Longview Municipal Code Sections 7.29.020 and 7.29.040, regulating the storage of personal property on public land, consistent with the Resolution 2561 Task Force recommendations

STAFF CONTACT:
Jennifer Wills, City Manager

Attachments:
1. Resolution 2561 Task Force Progress Report Presentation
2. Resolution 2561 Task Force Memo 6.12.2025
3. 2561 Task Force Budget
4. 2561 Task Force Communication Plan
5. 2561 Task Force Community Meeting Recap
6. 2561 Task Force Partner Meeting Recap
7. Ord re Storage of Personal Property on Public Property

LONGVIEW | WA

Resolution 2561 Task Force Progress Report

Purpose of Presentation

1. **Recap** the charge under Resolution 2561
2. **Share** progress on each of the Council-directed goals
3. **Clarify** focus and intent
4. **Preview** key ordinance changes and draft budget
5. **Outline** next steps and ongoing plans for future

Task Force Direction from Council

(June 5, 2025)

"Develop a strategic plan for addressing the issues identified in this resolution."

- Council Direction Included:
  - Convene a City Manager-led Task Force
  - Engage Community and Stakeholders
  - Deliver Ordinance Revisions and Strategic Enforcement Plan
  - Create Budget and Communications Plan
  - Submit Deliverables by July 8, 2025

Clarifying the Focus Who We're Aiming to Reach

The **resistant few** are creating unsafe and unlawful conditions

Most unhoused individuals are being reached by partner services

Our focus: Individuals refusing help and creating chronic issues in public spaces

The City is doing its part:

- Hope Village (City-supported transitional shelter)
- BHU Team (daily outreach in partnership with PD)

This strategy supports - not replaces - compassionate care

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Supporting Law Enforcement
Balanced, Professional Enforcement

- **Resolution 2561 originated with a zero-tolerance intent prior to amendment**
- **While some actions do require firm enforcement, the City supports:**
  - **Policy-based enforcement**
  - **The 3-E Approach, applied with professional discretion by LPD**

1

Educate – Officers explain the applicable law or park rule and offer information about available services.

2

Encourage – Individuals are given an opportunity to voluntarily comply or utilize support resources.

3

Enforce – If compliance does not follow, officers take appropriate action, such as issuing a citation or making an arrest.

What This Work *Is* and *Isn't*

Creating safer, cleaner, and more accessible public spaces

Holding individuals accountable for unlawful behavior

Supporting community partners and outreach workers

Criminalizing poverty or homelessness

Displacing without alternatives

Pretending the City can solve this alone

Stakeholder & Community Engagement

Partner meeting with **30+ attendees**

Community meeting with **60+ participants**

Multiple voices: public, nonprofit, judicial, enforcement, faith-based

Themes Heard:

- Coordination between service providers
- Better communication overall
- Understanding the needs of the unhoused
- Public safety is a shared priority
- Balance accountability with compassion
- Support service providers and remove barriers

"The City ***<u>can't</u>*** do it all - but it can lead well"

CITY/LAW ENFORCEMENT ROLE

Create Laws & Policies and Enforce

WHEN YOU GO OUTSIDE OF <u>THE POLICIES</u>

Proposed Ordinance – (07.29.020 & 07.29.040)

Storage of Personal Property on Public Property

Overview:

This ordinance amendment addresses excessive storage of personal property in public spaces:

- Prohibiting bulky, unattended, or excessive items that obstruct public access or create safety concerns
- Defining what constitutes “excessive” (e.g., >55 gallons, obstructive, hazardous)
- Providing a clear process for removal, evidence handling, and legal safeguards
- Moving or returning personal property to the same area of Public Property within 72 hours shall be considered storing and shall not be considered to be removing the personal property from Public Property.

Proposed Ordinance – Storage of Personal Property on Public Property (continued)

Purpose:

- Maintain safe, clean, and accessible public spaces
- Support lawful use of public property by all community members
- Align with the City's duty to balance health, safety, and individual rights

Next Step:

- Draft ordinance will be brought back for consideration on July 22, 2025

Implementation Plan:

✅ Educate: Inform public, partners, and staff on ordinance details
✅ Enforce: Begin measured enforcement using the 3-E model
✅ Evaluate: Track outcomes and revisit effectiveness before considering further ordinance updates

Enforcement Budget ($150,000)

Objective: Support targeted enforcement efforts aligned with Resolution 2561 Task Force while ensuring responsible, transparent, and balanced use of public funds.

1. Surveillance Camera Expansion	$40,000
2. Emphasis Detail Enforcement	$50,000
3. Bike Patrol Activation / Expansion	$25,000
4. Public Ordinance Awareness Signage	$2,000
5. Outreach & Resource Cards	$3,000
6. Temporary Lighting & CPTED Enhancements	$10,000
7. New Ordinance Jail Costs & Emphasis Detail Enforcement	$20,000

COORDINATED ENFORCEMENT EFFORTS

Outcome: Clearly defined roles, rapid response alignment,
3 – E approach emphasis

Departments Involved:

- Police Department
- Code Enforcement
- Parks Department
- Public Works

CURRENT ENFORCEMENT EFFORTS AT R.A. LONG MEMORIAL PARK

Activity from January 2024 – May 28, 2025

- 106 arrests

- 847 calls for service
Including 581 self-initiated by patrol

Note: These figures do not include every proactive park presence - such as routine drive-throughs, foot or bike patrols, or undercover surveillance.

CURRENT PARK ENFORCEMENT EFFORTS

Trespass Enforcement Since December 6, 2024

In coordination with the Parks Department, the Police Department began issuing **formal criminal trespass warnings starting December 6, 2024**. These are issued to individuals engaged in serious or disruptive behavior in city parks, including - but not limited to - the following:

- **Illegal drug use, possession, and paraphernalia**
- **Alcohol consumption or open container violations**
- **Unlawful camping**
- **Malicious mischief**
- **Fires/open flames**
- **Repeated park hour violations**

As of May 30, **27 written trespass notices** have been issued for violation of park rules. Individuals are formally trespassed from **all city parks** for a period of 90 days, and the incidents are documented in Spillman using the standard LPD criminal trespass warning form.

CURRENT CAMPING ORDINANCE

“LMC 7.29: Public Camping & Storage Regulations”

Sections to Include:

- **Scope & Definitions**
  - Applies to **camping** or **storage of personal property** (tents, tarps, belongings) **in public places**—parks, sidewalks, streets, rights-of-way.
- **Prohibited Conduct & Hours**
  - **6:30 a.m. – 9:30 p.m.:** No camping, storage, or use of camp paraphernalia in public areas, unless elsewhere allowed.
  - **9:30 p.m. – 6:30 a.m.:** Total ban on camping/storage in public parks and regulated public places unless exempted.

Penalties & Enforcement

- Violation is a **misdemeanor**, punishable by **up to $1,000 fine** and/or jail time.

Exceptions / Hosted Encampments

- Allows **hosted camp programs** under specific provisions (see LMC 7.29.070/7.29.060).

CURRENT CAMPING ENFORCEMENT EFFORTS

Since **June 2022**, LPD has made **306 arrests** for illegal camping.

Year to date, LPD has made **59 arrests** for illegal camping.

We made 9 arrests for Unlawful Camping (CLV 7.29.010) on Saturday evening, June 22, and two on Sunday, June 23, and two on Monday morning, June 24 (*one of the subjects arrested Sunday was arrested again on Monday).

Communication

Plan

- Public-facing signage and FAQs
- Internal communication flow among response teams
- Community partner notification framework
- Community wide notification and awareness
- **Outcome:** Drafted roll-out plan to support ordinance change, report out on effort, and enforcement consistency

Report Out Plan

Beginning August 2025, the City Manager's Office will produce a monthly enforcement and engagement report summarizing

Enforcement Metrics: Number and type of interactions (warnings, citations, education contacts).

Education Efforts: Flyers distributed, outreach sessions held, signage installed.

Budget Transparency: Itemized monthly expenditures from the $150,000 enforcement fund.

Partner Engagement: Summary of coordination efforts, service gaps identified, and shared initiatives.

Storage Solutions: Updates on storage capacity, use, and any pilot programs or new efforts developed with partners.

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Questions?

Next Steps:
Motion to bring back an ordinance addressing "storage of personal property in public spaces" and continue work of Task Force 2561 direction.

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MEMO

TO: Mayor and City Council
FROM: Jennifer Wills, City Manager
DATE: June 12, 2025
SUBJECT: Resolution 2561 Task Force Framework

Framework and Work Plan

Deliverables Due: July 8, 2025

I. Purpose

To coordinate a focused, cross-departmental and community-informed effort to address unlawful behavior in public spaces. The Task Force will review and update City ordinances, collaborate with community partners, and develop a legally compliant, enforceable strategy to maintain safe and welcoming public property throughout Longview.

II. Task Force Membership & Selection

Council Participation:

- The Task Force will include up to three Councilmembers.
- If more than three members express interest, selection will be coordinated through the Mayor and/or a Council decision at an upcoming June 12th meeting.
- Due to the short timeline, Councilmembers selected should have flexible schedules and availability between June 10 and July 1 for weekly meetings and stakeholder engagement.

City Staff Leads:

- City Manager's Office (Coordinator)
- Legal Department
- Police Department
- Code Enforcement
- Public Works
- Parks & Recreation
- Communications (support)
- Finance/Budget (as needed)

Community Partners:

- Cowlitz County (Health & Human Services, Law Enforcement)
- Neighboring Cities
- Local Service Providers (shelters, outreach, behavioral health, microcommunities like HOPE Village)
- Faith-Based Organizations
- Business and Neighborhood Associations
- PeaceHealth St. John Medical Center (Hospital)
- Longview and Kelso School Districts

III. Project Goals (by July 1)

1. Review and Update Ordinances related to unlawful behavior, public camping, open drug use, alcohol consumption, littering, loitering, vandalism, and trespass on all public property and rights-of-way.
2. Develop a coordinated enforcement plan among Police, Code Enforcement, Parks, and Public Works.
3. Establish communication protocols for public, partners, and internal teams.
4. Engage stakeholders/partners to gather input and define shared responsibilities.
5. Draft a preliminary budget for the authorized $150,000, identifying allowable enforcement-related expenses.
6. Deliver final ordinance recommendations, communication plan, and cost analysis to Council by July 8, 2025.

IV. Timeline

Week of	Focus Area	Deliverables
June 16	Kickoff & Partner Interviews	Internal coordination, one-on-one interviews begin
June 17/18	Public Stakeholder Forums	Host 2 public forums with focused questions
June 23	Code Revisions Finalized	Draft ordinance updates completed
June 26	Summary Documents Assembled	Final draft review and packaging
July 1	Council Briefing Materials	Deliverables finalized for July 8 adoption

V. Ordinance and Code Review

Led Task Force / City Council, with implementation by Legal and Police Departments

- Identify all applicable code sections, including:
  - Public camping
  - Open drug use
  - Alcohol consumption
  - Littering
  - Loitering
  - Trespassing on public property and rights-of-way
  - Vandalism and public defacement
- For proposed amendments from Task Force / City Council, ensure compliance with:
  - Grants Pass v. Johnson (2024 SCOTUS decision)
  - Washington case law
- Reference municipal examples (e.g., Burien, WA)
- Prepare tracked changes and Task Force policy rationale for full Council review

VI. Enforcement Strategy Development

- Clarify how the "zero-tolerance" and "3 E's" (Educate, Encourage, Enforce) approach will apply
- Develop protocols for:
  - Consistent enforcement of trespass and camping violations
  - Interdepartmental coordination during cleanups or enforcement surges
  - Role of the Behavioral Health Unit in outreach and diversion
- Assign responsibilities and escalation pathways (warnings → citations → arrest or removal)

VII. Stakeholder Engagement

One-on-One Meetings (Week of June 16)

Target Groups:

- County Health
- Housing and shelter providers
- Mental and behavioral health partners
- Hospital staff
- Outreach teams
- Schools
- Law enforcement coordination (County, neighboring cities)

Draft Structured Questions:

- *What are your current efforts in supporting unsheltered individuals or maintaining public safety?*
- *What barriers limit your impact or responsiveness?*
- *What role do you see for your agency in supporting lawful use of public spaces?*
- *Are there existing tools or models we can adopt more broadly?*

Public Forums (Week of June 16)

Forum Themes:

- Forum 1: Business & Neighborhood Impact
- Forum 2: Service & Support Providers

Draft Questions for Participants:

- *What does a safe and welcoming public space look like to you?*
- *What expectations do you have of the City's role in enforcement and cleanup?*
- *What can your organization or sector do to support this communitywide effort?*
- *What barriers to success do you foresee and how can we overcome them together?*

VIII. Budget Planning & Financial Impact

Authorized Funding (Resolution 2561):

- $150,000 for 2025, designated for:
    - Law enforcement overtime
    - Jail-related costs
    - Legal review or litigation support
    - Supplies for enforcement and cleanup (e.g., signage, fencing, PPE)

Planned Deliverable:

- A shared-use budget plan co-developed by the Task Force, to:
    - Prioritize expenditures
    - Establish controls
    - Prevent overages or misalignment
- Create transparency in fund usage and allow reallocation if needed

Excluded from Additional Cost Planning:

- No commitments to housing, temporary restrooms, or contracted sanitation services are included under this fund unless otherwise directed by Council

IX. Communication and Reporting Plan

Audience: City Council, City staff, community partners, and the general public

Reporting Frequency:

- Monthly to Council (starting August)
- Optional partner update after forums
- Public web updates following ordinance adoption

Deliverables Will Include:

- Finalized ordinances (ready for July 8 vote)
- Budget summary
- Stakeholder feedback themes
- Public communication materials (e.g., FAQ, summary flyer)
- Enforcement coordination plan
- Recommended metrics for continued reporting

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RESOLUTION 2561 TASK FORCE

ENFORCEMENT BUDGET

1. Surveillance Camera Expansion	**$40,000**

Lease portable trailer-mounted cameras and install fixed surveillance in public parking lots or identified hotspots. Enhances deterrence and supports investigations.

2. Emphasis Detail Enforcement	**$50,000**

Fund strategic overtime patrols during evenings, weekends, and other high-activity windows. Supports saturation patrols, foot patrols, and special operations. ($150 Per Hour/Per Officer | 333 Hours)

3. Bike Patrol Activation / Expansion	**$25,000**

For bike-based enforcement, especially in parks, trails, and high-visibility downtown areas. Improves agility, community presence, and coverage. ($150 Per Hour/Per Officer | 166 Hours)

4. Public Ordinance Awareness Signage	**$2,000**

Install signage in key public areas outlining ordinance changes and behavior expectations. Includes help resources, QR codes, and enforcement messaging.

5. Outreach & Resource Cards	**$3,000**

Create durable handouts with summaries of new ordinances and contact info for shelters, treatment services, and city resources. For use by officers and outreach teams.

6. Temporary Lighting & CPTED Enhancements	**$10,000**

Deploy solar lighting towers or motion lights in low-visibility zones. Consider basic landscape modifications to increase safety and visibility.

7. Jail Costs Related to New Ordinances & Emphasis Detail Enforcement	**$20,000**

Set aside funds to cover jail booking resulting from enforcement of newly adopted ordinances or enforcement efforts as part of the emphasis details. These are direct costs incurred due to the policy changes or increased workload and should be tracked separately for reporting. ($108 Per Stay/Per Person | 185 Stays)

TOTAL PROPOSED BUDGET: $150,000

REPORTING COMMITMENT

To ensure accountability and demonstrate fiscal responsibility, the City will report out monthly on:

- Budget status and expenditures
- Enforcement activity highlights
- Education and outreach efforts related to ordinance awareness and public behavior

Reports will be shared with City Council, senior leadership, and made available to the public to maintain transparency and build community trust in the enforcement strategy.

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RESOLUTION 2561

COMMUNICATION PLAN

City of Longview, Washington
Date: July 2, 2025

Purpose

This communication plan supports the implementation of Resolution 2561, ensuring transparent, timely, and coordinated messaging regarding ordinance changes, enforcement strategies, partner collaboration, use of enforcement funds, and services available to unhoused individuals. The plan is grounded in the City's values of education, equity, and accountability, and supports the City Council's directive to develop and implement a strategic enforcement and engagement framework.

Communication Objectives

1.
2. Educate the public and unhoused individuals about behavioral ordinances and the City's enforcement approach.
3. Engage service providers and partners to amplify communication and strengthen collaboration.
4. Ensure consistent internal messaging among City departments.
5. Transparently report on enforcement progress, budget use, and community outcomes.
6. Provide clear information on personal property storage options and expectations.

Communication Framework: The 3-E Approach

Educate: Begin with information-sharing about ordinance changes, rights, available services, and expectations.
Engage: Work with community partners to co-develop solutions, align messaging, and gather feedback.
Enforce: Implement enforcement fairly and consistently, with transparency around process and outcomes.

Target Audiences and Strategies

1. Unhoused Individuals

Objectives: Ensure clarity around new laws, available services, and personal property storage rules.
Tactics:

- Outreach Cards & Flyers: Easy-to-read, visually clear materials summarizing ordinance changes, rights, services, and storage options.

- Partner Amplification: Distribute materials through shelters, Hope Village, street outreach teams, libraries, and nonprofits.
- Verbal Communication: BHU and Police will verbally notify individuals of ordinance changes as part of proactive outreach.
- Signage: Post ordinance-related signage in parks, parking lots, and high-activity areas explaining expectations and consequences.

2. Service Providers & Partners

Objectives: Equip partners to share accurate information and support compliance, while gathering feedback and identifying service gaps.
Tactics:

- Partner Briefings: Regular meetings or memos updating on ordinance changes, outreach strategy, and partner roles.
- Provider Toolkit: Downloadable kit with ordinance FAQs, print materials, contact lists, and reporting pathways.
- Feedback Mechanism: Open channel (via City staff or online form) for partners to report emerging challenges or offer solutions.
- Storage Coordination Dialogue: Convene partners to explore property storage options that align with ordinance implementation.

3. City Staff & Departments

Objectives: Ensure consistent messaging and coordinated response across Code Enforcement, Parks, Police, and Public Works.
Tactics:

- Internal Briefings & Memos: Department heads receive updates and messaging materials for distribution to frontline staff.
- Training: Short all-hands or shift briefings on new ordinances, expected responses, and escalation protocols.
- Scripts & FAQs: Provide staff with standard language to use in public interactions.

4. General Public

Objectives: Build public understanding of the ordinance changes, enforcement rationale, and how the City is working with partners.
Tactics:

- Website & Newsletter Updates: Regular posts about ordinance updates, enforcement metrics, and service partnerships.
- Community Meeting Summaries: Public summaries of meetings and decisions, with emphasis on transparency and balance.

- Social Media Campaigns: Infographics, short videos, and stories highlighting education-first enforcement and partnership efforts.

Reporting & Accountability

Beginning August 2025, the City Manager's Office will produce a monthly enforcement and engagement report summarizing:

- Enforcement Metrics: Number and type of interactions (warnings, citations, education contacts).
- Education Efforts: Flyers distributed, outreach sessions held, signage installed.
- Budget Transparency: Itemized monthly expenditures from the $150,000 enforcement fund.
- Partner Engagement: Summary of coordination efforts, service gaps identified, and shared initiatives.
- Storage Solutions: Updates on storage capacity, use, and any pilot programs or new efforts developed with partners.

Reports will be distributed to:

- City Council
- Partner Agencies
- Posted to the City's website for public transparency

Next Steps

- Finalize ordinance language and signage content.
- Develop and print educational materials and outreach cards.
- Host partner dialogue on storage coordination.
- Distribute internal staff briefings and training materials.
- Launch initial reporting dashboard for August metrics.

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TASK FORCE 2561

COMMUNITY MEETING SUMMARY

Held: June 30, 2025 | McClelland Center
Prepared by: City Manager Jennifer Wills

Introduction and Purpose

On June 30, 2025, the City of Longview hosted a community meeting as part of the Resolution 2561 Task Force's public engagement efforts. This event served as an opportunity to inform residents about the Council's direction related to updates in City code, enforcement strategies, and homelessness response efforts. The meeting also provided space for constructive community dialogue with the goal of fostering collaboration, transparency, and understanding.

The evening included a presentation led by the City Manager that reviewed the legal framework guiding enforcement, highlighted the work of the Longview Police Department and Behavioral Health Unit, and outlined the scope and intent of the task force. Following the presentation, attendees engaged in table discussions and had the opportunity to share feedback either publicly or in writing. Over 60 people were in attendance, representing a cross-section of residents, service providers, and interested stakeholders.

Presentation Overview

The presentation began with a grounding in recent legal decisions - Martin v. Boise (2018) and Johnson v. Grants Pass (2024) - which set the constitutional framework for local enforcement of camping bans and public space regulations. These cases emphasized the need to balance public health and safety with the availability of shelter and support services.

Attendees were then guided through the City's historical and current response to homelessness, including:

- The closure of Camp Alabama and the creation of Hope Village
- A citywide abandoned vehicle blitz to address illegal dwellings
- Expansion of the Behavioral Health Unit (BHU) and outreach efforts
- The implementation of a 3-E enforcement approach: Educate, Encourage, Enforce
- Targeted enforcement at R.A. Long Memorial Park, including trespass warnings for disruptive behavior
- A breakdown of the City's current public camping ordinance (LMC 7.29) and associated enforcement data

The City Manager also walked attendees through the purpose and structure of the Resolution 2561 Task Force, including the planned allocation of the $150,000 enforcement support fund and the timeline for final recommendations to Council.

Public Meeting Agreements

To support a productive and respectful discussion, participants were asked to agree to a shared set of community expectations. These included respecting every voice in the room, assuming positive intent from all who came to contribute, and ensuring only one person spoke at a time. Attendees were encouraged to focus on solutions rather than blame, to stay curious rather than frustrated when hearing differing viewpoints, and to recognize that we are all in this together: staff, law enforcement, providers, and residents alike. These agreements helped set a constructive tone and maintained a welcoming environment for meaningful dialogue.

Community Reflections and Key Themes

Community feedback was collected through verbal feedback, table worksheets, and individual comment cards. Below is a summary of the recurring themes:

Concerns and Frustrations

- A sense that enforcement alone ("a bigger stick") will not resolve homelessness
- Frustration with fragmented service delivery and lack of coordinated care
- A belief that too much time and funding is spent on the most resistant individuals, while those seeking help face barriers
- Disappointment in funding mechanisms and a desire for more upstream investment (e.g., prevention, early intervention, treatment access)

What's Missing

- Calls for a dedicated coordinator to align services across 100+ local providers
- The need for peer support, trauma-informed care, and voices with lived experience
- Better communication of what services exist and how to access them
- Facilities for basic human needs: showers, lockers, restrooms
- Stronger County accountability and cross-jurisdictional collaboration
- Requests for a comprehensive, outcomes-based plan for homelessness

Ideas for $150,000 Allocation

- Expand mental health and substance use treatment access
- Provide bridge programs to prepare individuals for structured housing like Hope Village
- Fund BHU expansion, including more staffing and 7-day availability
- Invest in trusted outreach personnel who build relationships over time
- Reallocate dollars away from enforcement toward coordinated referral systems

Non-Legislative Solutions

- Meet individuals "where they are" and build personalized, flexible plans
- Expand sanctioned encampments and transitional shelter options

- Increase public education and communication about available services
- Promote peer support and behavioral interventions rooted in trust
- Recognize that some individuals may not want help, and tailor strategies accordingly

Who Was Missing
Participants noted the absence of several critical voices:

- Individuals with lived experience of homelessness, especially those now in recovery or service roles
- Elderly residents and those with disabilities
- Peer navigators, behavioral health specialists, and street outreach teams
- Service organizations not currently engaged, including recovery housing programs
- Representatives from County agencies and programs responsible for key services

Clarifying The City's Focus

A common theme raised during the meeting was concern that the City appears to be focusing only on individuals experiencing homelessness who are resistant to services. It's important to clarify why this population is currently receiving focused attention. The truth is, we are not ignoring the broader spectrum of individuals in need, in fact, significant City and community resources are already supporting them. The City helped launch Hope Village to provide transitional housing and stability. Our Behavioral Health Unit (BHU) plays a vital role in outreach, helping many people connect with treatment, services, and support. And our local service providers continue to do exceptional work with individuals who are actively seeking help.

However, those declining services and repeatedly camping in public spaces or violating local laws are the individuals our Police Department most often encounters. This is why our enforcement efforts, guided by the 3-E approach (Educate, Encourage, Enforce), are often centered on this group. Officers begin with education and encouragement to comply with laws and access services, but when that fails, enforcement becomes necessary to protect the health and safety of our public spaces.

Focusing on this population isn't about punishment, it's about closing the gap. We have systems in place for those ready to engage, and now we're working on how to better reach and support those who aren't while also upholding the City's responsibility to maintain safe, accessible public spaces for all.

Closing Reflections

The community meeting highlighted both the complexity and urgency of the issues surrounding public safety, homelessness, and enforcement. While opinions varied, one theme was clear: those in attendance want action, but they also want that action to be measured, compassionate, and coordinated.

As the Resolution 2561 Task Force moves toward delivering its final recommendations, the City will continue to engage in open dialogue and work to clearly define its role in the broader system of homelessness response. While the City plays a key part in shaping policy, maintaining safety, and providing access to resources, it also recognizes that it cannot solve this challenge alone. Our staff, departments, and public safety teams have a wide range of priorities and responsibilities, and success will require lifting and empowering the community partners who are already doing this critical work.

The City's role moving forward will be to connect, support, and help coordinate and not to duplicate. By aligning services, identifying gaps, and amplifying effective programs, we can strengthen the overall system and reach more people. This work must continue as a shared effort across departments, agencies, and the community at large.

The meeting served as a reminder that Longview is not facing this challenge in isolation. We are surrounded by passionate, capable, and deeply invested individuals and organizations. The key now is to channel that collective strength into collaborative strategies and sustained progress.

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RESOLUTION 2561 TASK FORCE

PARTNER MEETING SUMMARY

June 17, 2025 | 3:00 – 4:30 PM | City Hall Training Room

On June 17, 2025, the City of Longview convened its first Resolution 2561 Task Force Partner Meeting with key community organizations, service providers, and housing advocates. The goal was to build working relationships, discuss shared challenges, and identify practical ideas for addressing unlawful behavior in public spaces while advancing stable outcomes for Longview's unhoused residents.

The following summary reflects the ideas and insights of our partners. These proposals do not represent formal city commitments, but rather a starting point for evaluating what the City may support and what actionable steps could follow. Several ideas require collaboration, coordination, and additional planning to determine feasibility, funding, and alignment with Council direction.

Discussion Highlights

Personal Belongings & Storage Needs
Partners emphasized the impact of unsheltered individuals lacking secure storage for their belongings. This creates barriers to accessing services, work, and shelter. Ideas included low-barrier locker systems, staff-monitored containers, or partnerships with faith-based organizations.

Day Shelter Gaps
There is no designated space for individuals to go during the day to rest, access restrooms, or receive case management who aren't already involved in services. Potential solutions included leveraging churches, libraries, or a hybrid model with case navigation built in.

Transitional Outdoor Living Option at Hope Village
Partners explored the idea of using undeveloped space at Hope Village to create a transitional outdoor living area for individuals not yet ready to move into a pallet home. While there was some concern about unintentionally creating an unhosted or unmanaged encampment, the concept discussed would remain structured, safe, and rules-based which is consistent with existing Hope Village expectations. This space could serve as an early step in the housing process, offering a more accessible option for individuals needing time to stabilize before transitioning into shelter.

Barriers to Stability
From system navigation to mental health gaps, partners pointed to many hurdles in helping people move from crisis to stability. Participants stressed the importance of low-barrier, trauma-informed, and relationship-based services especially for individuals who resist engagement.

Communication & Coordination
There was strong agreement that improving inter-agency communication and coordination is essential. Suggestions included regular meetings, centralized updates, and clearer roles between the City, County, and service providers.

Priority Goals, Timeframes & Potential Ownership

Goal (Key Finding → Desired Outcome)	Priority	Could Take It On (capacity/interest)	Should Take It On (best positioned)
1. Secure Personal-Property Storage – pilot lockers or staffed storage near services	**Immediate** (next 90 days)	• Partner/Service Organization • Faith-based coalition	**City Manager's Office** (site/funding) with **outside agency** as operating partner
2. Launch Day Shelter / Resource Hub – provide a consistent daytime space for rest and engagement	**Short Term** (3–6 mo.)	• Salvation Army • Library • Local churches	**Salvation Army** and **Library**, with **City** support (lease/utilities)
3. Streamline Service Navigation – create a shared intake system with warm hand-offs	**Short Term**	• Cowlitz County Health and Human Services	**CCHHS** to convene providers and lead workflow design
4. Standing Inter-agency Communication Channel – coordinate through monthly meetings and regular updates	**Immediate**	• City staff • CCHHS • Cowlitz County Homeless Housing Task Force	**Cowlitz County Homeless Housing Task Force**, with support from **City Task Force Coordinator**
5. Shared Data & Metrics Dashboard – track shelter use, outreach contacts, and housing placements	**Mid Term** (6–12 mo.)	• County/Longview IT • CCHHS data team	**CCHHS** (data steward) with **City IT** collaboration
6. Community Education Campaign – improve public understanding of services, success stories, and city policy	**Short Term**	• PIO's Office • Partner comms teams	**City Public Information Officer**, in collaboration with service partners
7. Expand the Table – identify and include missing voices such	**Immediate**	• Any current member with outreach ability	**City Manager's Office** to formalize outreach;

as schools, peer advocates, or business leaders			partners nominate contacts
8. Pilot Transitional Outdoor Living at Hope Village – designate and manage a tent-based area within existing property for those not ready for pallet homes	**Short Term** (3–6 mo.)	• New Hope Village Operator	**Hope Village Operating Team**, in collaboration with the City Manager's Office and service providers

Looking Ahead

The ideas shared at this first Task Force Partner Meeting reflect a strong, collective desire to move beyond symptoms and toward sustainable, systems-based solutions. These are partner-driven priorities, grounded in on-the-ground experience, local expertise, and a shared commitment to improving safety, dignity, and livability for everyone in Longview.

As we look ahead, the City of Longview will need to consider several key questions:

- What is the appropriate role of the City in each of these proposed solutions?
- Where is the City best positioned to lead, where can it support, and where should it simply listen and clear the path for others?
- How can we align City involvement with Council goals, legal frameworks, and public expectations, while honoring the expertise of our partners?

Not every idea will be feasible in the short term. Some may require funding, ordinance changes, or shifts in operational approach. Others may fall outside the City's direct responsibilities but still benefit from coordination or advocacy support.

At the same time, we recognize the tremendous value our community partners bring, not only in service delivery but in creative thinking, lived experience, and deep knowledge of local needs.

As we move forward, we will invite our partners to:

- Continue leading these conversations, helping us refine and prioritize ideas
- Identify what's already working that could be scaled or replicated
- Bring new voices to the table, especially those closest to the challenges
- Be candid about capacity and what support is needed from the City or County
- Collaborate on messaging and public communication so our community sees a united front and shared purpose

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, WASHINGTON, PERTAINING TO EXCESSIVE STORAGE OF PERSONAL PROPERTY ON PUBLIC PROPERTY; AMENDING LONGVIEW MUNICIPAL CODE SECTIONS 7.2G.020 AND 7.2G.040

WHEREAS, the City Council of Longview finds that the unauthorized storage of personal property in public spaces has proliferated, creating significant health, safety, and accessibility concerns for residents, businesses, and public agencies; and

WHEREAS, the presence of unattended and stored personal property in excessive quantities on sidewalks, streets, parks, and other public rights-of-way interferes with the use of these public spaces and contributes to the accumulation of trash, infestation, and obstruction of pedestrian and emergency access; and

WHEREAS, the City seeks to maintain clean, safe, and accessible public spaces while balancing the rights of individuals, including unhoused persons, to lawfully use public spaces;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LONGVIEW, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. It is the intent of the Longview City Council that the recitals set forth above are hereby adopted and incorporated as findings in support of this Ordinance.

Section 2. **Amendment**.

7.2G.020 Storage of personal property in public places.

(1) It shall be unlawful for any person to engage in the excessive storage of personal property, including but not limited to bulky items, camp facilities, and camp paraphernalia, on Public Property, except as otherwise provided by state law or the Longview Municipal Code or as permitted pursuant to LMC 7.29.070.

(2) Any personal property associated with a violation of this provision may be removed by the City and such personal property shall be treated and held as evidence in accordance with all applicable laws governing the handling, retention and release of evidence.

Section 3. Amendment. Longview Municipal Code Section 7.29.040 is hereby amended to read as follows:

7.29.040 Definitions

The following definitions are applicable in this chapter unless the context otherwise requires:

(1) "Bulky item" means any item, with the exception of a, operational bicycle or operational walker, crutch or wheelchair, that is too large to fit into a fifty-five gallon container with the lid closed, including, but not limited to, a shed, structure, non-operational bicycle, non-operational walker, non-operational wheelchair, mattress, couch, chair, other furniture or appliance. A container with a volume of no more than fifty- five gallons used by an individual to hold his or her personal property shall not in itself be considered a bulky item.

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(4) "Excessive Storage" means storage of personal property on Public Property that:

(a) Occupies more than 55 gallons or 7 cubic feet (e.g., equivalent to a large garbage can);

(b) Obstructs roads, sidewalks, building entrances, or emergency access routes;

(c) Creates health, fire, or sanitation hazards, including but not limited to biohazard, rodent infestation, accumulation of waste, or fire; or

(d) Interferes with the ordinary use and enjoyment of the public space by others.

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(13) "Public Property" means all property in which the City or any other governmental entity has a property interest, including easements. The term includes, without limitation, all parks, streets, trails, forests, park museums, pools, beaches, open spaces, public squares, public schools and associated athletic facilities, grounds around City or other publicly owned or leased buildings, including, but not limited to, street, sidewalk, parking lots, and any other property in which the City or any other governmental entity has a property interest of any type.

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(18) "Store," "stored," "storing" or "storage" means to put personal property aside or accumulate for use when needed, to put for safekeeping, and/or to place or leave on

Public Property. Moving personal property to another location in a public area or after removal, moving or returning personal property to the same area of Public Property within 72 hours shall be considered storing and shall not be considered to be removing the personal property from Public Property. This definition shall not include any personal property that, pursuant to statute, ordinance, permit, regulation or other authorization by the city or state, is stored with the permission of the city or state on real property that is owned or controlled by the city.

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Section 4. Corrections. Upon approval of the city attorney, the city clerk and the codifiers of this ordinance are authorized to make necessary technical corrections to this ordinance, including, without limitation, the correction of clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or section/subsection numbering.

Section 5. Severability. If any provision of this Ordinance is found to be invalid or unconstitutional, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

Section 6. Publication. This Ordinance shall be published by an approved summary consisting of the title. A summary of this Ordinance may be published in lieu of the entire ordinance, as authorized by State Law.

Section 7. Effective Date. This ordinance shall take effect and be in full force five (5) days after its passage and publication as required by law.

PASSED by the City Council of the City of Longview, Washington, at a regular meeting thereof this __ day of _____, 2025.

APPROVED:

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

City of Longview

Agenda Summary

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:

SECOND HALF JUNE 2025 ACCOUNTS PAYABLE: $2,149.491.50

SECOND HALF JUNE 2025 PAYROLL:
$460,665.94, checks
$1,030,068.13, direct deposits
$924,326.73, wire transfers
$2,415,060.80 Total

STAFF CONTACT:
Lindy Kennedy, Accountant
Sara Rios, Payroll Specialist

Attachments: None