

Mt. Solo Estates Subdivision

Tax Parcel: 107460-100 & 107200-100

Jurisdiction



Preliminary Application

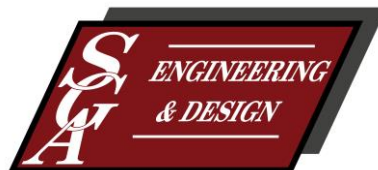
Prepared for:

Hinton Development, Corp.
Attn: Rob Hinton
14010-A NE 3rd Court Suite 106
Vancouver, WA 98685
Phone (360) 546-1220
rob@hintondevelopment.com

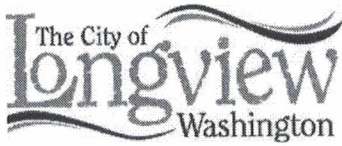
Prepared by:

SGA Engineering, PLLC
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December 22, 2017
Project #0802



CIVIL ENGINEERING
DEVELOPMENT SERVICES
LAND PLANNING
LANDSCAPE ARCHITECTURE



Preliminary Subdivision Plat Application

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

Application for a Preliminary Subdivision Plat

Per LMC 19.80, RCW 35A.63.100 RCW, 58.17, and other laws of the state of Washington

Application Number: PC 2018-1

Related Case Number(s): E 2018-2

THIS SECTION FOR OFFICE USE ONLY:

Applicant: Hinton Development, Corp Phone: 360-546-1220
(Print All Information)

Contact Name: Rob Hinton email: rob@hintondevelopment.com

Mailing Address: 14010-A NE 3rd Court Suite 106
(Street or PO Box)

City: Vancouver State: WA Zip: 98685

Property Owner Same as Applicant Phone: _____
(Print All Information)

Contact Name: _____ email: _____

Mailing Address: _____ Fax: _____

City: _____ State: _____ Zip: _____

Represented By: SGA Engineering Scott Taylor Phone: 360-993-0911
(If Different From Above)

Mailing Address: 2005 Broadway email: staylor@sgaengineering.com

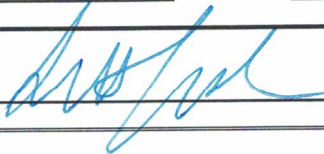
City: Vancouver State: WA Zip: 98663

Relationship to Owner: Engineer, PLANNER

Engineer or Surveyor: SGA Engineering Scott Taylor Phone: 360-993-0911

Mailing Address: 2005 Broadway email: staylor@sgaengineering.com

City: Vancouver State: WA Zip: 98663

Signature of Engineer or Surveyor: 

Signature of Engineer or Surveyor: _____

Property Address of Lot(s) to be Divided: N/A

Total Area of Parcel (square feet): 2,164,496 _ Name of Subdivision: Mt. Solo

Lot: _____ Block: _____ Assessor's Parcel Number(s): 107460-100

Location: Section 34 Township & Range 8N 3W Willamette Meridian

FILING FEE:

Base Review Fee: 81/70 LOTS = 5,670 \$ 1,738 + \$81 per lot

SEPA Fee (If applicable) \$579

Critical Area Permit Fee (if applicable) per LMC 17.20 \$15

Total Fees: \$ 8,102.00

Comments: _____

REQUIRED SIGNATURES:

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

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

Signature of Applicant: _____ Date: 12-12-17

Signature of Property Owner: _____ Date: 12.12.17

Signature of Property Owner: _____ Date: _____

Signature of Property Owner: _____ Date: _____

Signature of Property Owner: _____ Date: _____

NOTES TO APPLICANT:

1. No application for a Preliminary Subdivision shall be considered or reviewed by the City of Longview unless this application form is completed and submitted with the plat, and a case file number is assigned.
2. The applicant is solely responsible for all costs to obtain the services of a surveyor or engineer and to pay all recordation fees as required by Cowlitz County.

Preliminary Subdivision Application Requirements LMC 19.80.110

- (1) Pre-application Conference. A pre-application conference is not required but is strongly encouraged. A pre-application conference is non-binding and advisory in intent and effect.

Prospective developers who do not arrange for a conference may encounter delay or denial. The preapplication conference is a means of screening subdivision proposals in their earliest stages of design before proponents are committed to a particular design. It is also a means for staff and other public officials to convey information, identify problems and information, to determine a proposal's feasibility, to acquaint the prospective applicant with the procedural steps for plat approval. Participation in a preapplication conference and agreement by a prospective applicant to conclusions reached at such conference shall in no way guarantee project approval, prohibit changes of opinion by public agency participants, or prohibit identification and discussion of such additional problems or issues as may arise in the review process.

Pre-application conference date: 3/13/17 . Attended by: SCOTT TAYLOR, JASON MATOS

- (2) Application Contents. The applicant shall submit the following materials for subdivision applications:

- (a) Completed preliminary plat application on form supplied by the city;
- (b) Payment of all required fees;
- (c) Completed SEPA environmental checklist;
- (d) If critical areas exist on the subject site, the permit and report requirements of Chapters 17.10 and 17.12 LMC shall be adhered to and submitted with the preliminary plat application; provided, that the city engineer may require a geotechnical report in cases where project development may be impacted by underlying soils, even if such area is not officially classed as a critical area;
- (e) Preliminary drawings showing sanitary sewer, water and stormwater cross-sections and grade profiles of the existing ground and proposed streets;
- (f) Twenty-five copies of the preliminary plat, conforming to the specifications of this chapter, including 11-inch by 17-inch copies of all large plans so that copies can be made;
- (g) If the property is to be developed in phases, each phase shall be clearly labeled and demarcated on the preliminary plat and the master plan requirements of LMC 19.80.140 shall be met;
- (h) Copy of a recent title report for the property issues within the last 60 days, including a legal description according to the official records in the office of the county auditor;

Mt. Solo Estates Phases 1-3

INTRODUCTION

The Mt. Solo Estates Subdivision proposes to divide approximately 49.69 acres total, into 168 single-family detached lots in five phases. The current subdivision application proposes to subdivide the property into 92 single-family detached lots in three phases with a remainder parcel for future phases 4 and 5. The site is located at Branch Creek Drive and Schneiter Drive in Longview, WA. All future homes will gain access from the proposed roads. The parcel is zoned R-1 (residential district). The parcels to the north, south, east, and west are zoned R-1. These parcels contain existing single-family homes or are vacant.

The minimum lot area allowed in the R-1 zone is 6,000 square feet and the maximum density allowed is 6 units per acre. The proposed density is 4.5 units per acre. The minimum lot width allowed is 50 feet. The minimum width proposed is 50 feet.

Homes and Phase I development are tentatively scheduled to be constructed in 2019.

CRITICAL AREAS

There are critical areas known to be on the site. Ecological Land Services has provided a wetland delineation, report and buffer averaging plan with the Preliminary Subdivision Application process.

STORMWATER

Stormwater control will conform to the requirements of the City of Longview Stormwater Manual. Stormwater from the new impervious surfaces will be treated by bioswales, or other approved bmp's. Regional stormwater facilities will be used for detention and/or treatment if feasible. See the stormwater report for additional information and all the details of the stormwater plan.

ROADS AND PARKING

Schneiter Drive and Branch Creek Drive are public existing asphalt roads over 20 feet in width fronting the north and west borders of the property. Branch Creek Drive improvements will extend improvements the full width of 60 feet of right-of-way, a paved full width of 36 feet, and a 6 foot detached sidewalk. All other interior roads will be constructed with a 60 foot right-a-way and 32 foot paved width and detached sidewalk.

Mt. Solo Estates Phases 1-3

With the construction of phase 1, a 16-foot compacted gravel road will be constructed along Branch Creek Drive to connect the existing subdivision to the west. This will serve as emergency access to the site and will be gated at the terminus.

All on-site roadway improvements are proposed to meet or exceed City of Longview standards.

Two driveway parking stalls and a minimum of two garage parking stalls will be provided for each lot providing at least 4 parking spaces per lot.

ACCESS

Access for the project will come from the extension of Schneiter Drive, the extension of Branch Creek Drive and the proposed Bethany Street, Henderson Way and Sadie Lane along with some short cul-de-sacs.

TRAFFIC

The existing site has no daily traffic. A complete traffic study has been prepared for the preliminary subdivision application.

WATER & SEWER

Public water and sewer lines exist in Schneiter Drive and Branch Creek Drive. Water and sewer service will be supplied by City of Longview. Water and sewer mains will be looped through the site. All lots will have an individual water meter and sanitary sewer lateral. The project will require a new pump station which is located in phase II.

The city code has been cut and pasted below for reference. The applicants responses are in ***bold italics***.

Preliminary Subdivision Application Requirements LMC [19.80.110](#)

- (1) Pre-application Conference. A pre-application conference is not required but is strongly encouraged. A pre-application conference is non-binding and advisory in intent and effect.

Pre-application conference date: 3-13-17 .

Attended by: Scott Taylor and Jason Mattos of SGA Engineering

- (2) Application Contents. The applicant shall submit the following materials for subdivision applications:

Mt. Solo Estates Phases 1-3

(a) Completed preliminary plat application on form supplied by the city; **Completed and submitted with package.**

(b) Payment of all required fees; **Required Fees Total 8,1020.00**

(c) Completed SEPA environmental checklist; **Submitted with Application.**

(d) If critical areas exist on the subject site, the permit and report requirements of Chapters 17.10 and 17.12 LMC shall be adhered to and submitted with the preliminary plat application; provided, that the city engineer may require a geotechnical report in cases where project development may be impacted by underlying soils, even if such area is not officially classed as a critical area; **A critical areas report has been submitted and permit fee have been paid for this project. Ecological Land Services has prepare the critical areas report and buffer averaging plan.**

(e) Preliminary drawings showing sanitary sewer, water and stormwater cross-sections and grade profiles of the existing ground and proposed streets; **Prelim utility and construction plans have been submitted.**

(f) Twenty-five copies of the preliminary plat, conforming to the specifications of this chapter, including 11-inch by 17-inch copies of all large plans so that copies can be made; **These have been submitted.**

(g) If the property is to be developed in phases, each phase shall be clearly labeled and demarcated on the preliminary plat and the master plan requirements of LMC 19.80.140 shall be met; **This project proposes up to three phases to construct the 92 lots. A master plan with two additional phases has been provided for a total of 168 lots.**

(h) Copy of a recent title report for the property issues within the last 60 days, including a legal description according to the official records in the office of the county auditor; **This has been provided.**

(i) A verified statement with original signatures that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has submitted the application with the consent of all owners of the affected property; **SOLO, LLC is the owner and has signed the application.**

(j) Traffic impact analysis report as required by the city pursuant to Chapter 12.50 LMC; **This has been completed by Kittelson & Associates.**

(k) If it has been determined that a zoning map amendment or variance is required for approval of the preliminary plat, completed applications for the same if not previously submitted and reviewed; **N/A**

(l) A tree survey and preservation plan, report or drawing that complies with LMC 19.80.130 LMC; **Only one mature tree exist on the project. Due to required grading for street and stormwater drainage the existing tree cannot be kept. Creating a 2-4' deep depression around the tree would only create a drainage problem and likely kill the tree. New street trees along with buffer enhancement plantings will take place on-site. See the Preliminary Landscape Plan submitted with this application.**

(m) Preliminary stormwater report; and **This has been submitted.**

(n) Project Narrative. A preliminary subdivision application shall include a narrative that addresses the following topics:

Mt. Solo Estates Phases 1-3

- (i) Description of the uses proposed for the site; ***Single-family residence.***
- (ii) Phasing plan, if applicable; ***Shown on submitted plans.***
- (iii) Construction schedule; ***Proposed phase I construction 2018.***
- (iv) Any deviations or variances proposed pursuant to LMC 19.80.180; ***No Variances proposed at this time.***
- (v) Existing covenants or restrictions and easements, if applicable; ***An existing forced main sanitary sewer easement is located on-site and will remain. The sewer main line will be located in right-of-way for the future Branch Creek Drive. This is shown on the utility plans.***
- (vi) History of any previous subdivisions and short subdivisions of the property; and ***Property has not been previously subdivided.***
- (vii) Other items required pursuant to applicable portions of LMC.

Approval Criteria LMC 19.80.120

(1) To grant approval of a preliminary subdivision, the applicant must demonstrate compliance with all of the following criteria:

- (a) Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for transportation, water, storm drainage, erosion control and sanitary sewage disposal methods that are consistent with the city's current ordinances, standards and plans; ***Preliminary plans have been provided which demonstrate compliance with city standards and ordinances.***
- (b) Appropriate provisions have been made for but not limited to public health, safety and general welfare; ***Public sidewalks and trails have been provided for safe pedestrian circulation. Stop signs and other traffic control will be conditioned by the city and applied to construction plans as necessary.***
- (c) Appropriate provisions have been made for proposed streets, alleys and public ways, utilities and other improvements that are consistent with the city's current ordinances, standards and plans, and Department of Health and/or Washington State Department of Transportation standards and plans, where applicable; ***Appropriate provisions have been made and are demonstrated on the submitted plans. WSDOT has reviewed the SR432 deceleration lane plans and approved them previously.***
- (d) Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for open space, parks, schools, dedications, easements and reservations; ***School, park and transportation impact fees will be paid for the 92 proposed lots as well as the future lots in phases 4 and 5.***
- (e) The design of the proposed subdivision site has taken into consideration the physical features of the site, including but not limited to: topography, soil conditions, susceptibility to flooding, inundation or swamp conditions, steep slopes or unique natural features such as wildlife habitat or wetlands; ***The site layout works with the existing sloughs, wetlands and physical features of the site.***

Mt. Solo Estates Phases 1-3

(f) When replatting an existing subdivision, the subdivision shall comply with all of the terms and conditions of the existing subdivision's conditions of approval; **N/A**

(g) Compliance with the following: ***The 8 following requirements have been met and are discussed elsewhere in this narrative.***

- (i) State requirements including those set for in Chapter 58.17 RCW;
- (ii) Longview parks and recreation plan and the Cowlitz regional trails plan;
- (iii) Longview zoning ordinance;
- (iv) Cowlitz County shoreline master program;
- (v) Other plans and programs as the city has adopted, including the stormwater runoff standards set forth in Chapter 17.80 LMC;
- (vi) The standards of this chapter and this title;
- (vii) The International Fire Code and other adopted code; and
- (viii) Plans and specifications adopted by the public works department including those set forth in Chapter 12.50 LMC and the Kelso/Longview standard plans and specifications;

(h) A proposed subdivision may be disapproved because of flood, inundation or swamp conditions. Construction of protective improvements may be required as a condition of approval, and such improvements shall be noted on the final plat. No plat shall be approved covering any land situated in a flood control zone as provided in Chapter 86.16 RCW without the prior written approval of the State Department of Ecology; ***The site is located outside of the floodplain. The diking district and associated sloughs maintain drainage in this part of Longview.***

(i) Dedication of land to any public body, provision of public improvements to serve the subdivision may be required as a condition of subdivision approval. An offer of dedication may include a waiver of right of direct access to any street from any property, and if the dedication is accepted, any such waiver is effective. The city may require such waiver as a condition of approval. Any dedication, donation or grant as shown on the face of the plat shall be considered for all intents and purposes as a quitclaim deed to the said donor(s) grantee(s) for his/her/their use for the purpose intended by the grantor(s) or donor(s). If the plat is subject to a dedication, a certificate or separate written instrument shall contain the dedication of all streets and other areas to the public, any individuals, religious societies or corporation (public or private), as shown on the plat, and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road. Said certificate or instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the lands subdivided and recorded as part of the final plat. ***The final plat will prepare all required covenants and agreements for all public and private dedications as conditioned by the City with the preliminary plat approval.***

(2) Written Findings Required. During the public hearing on the preliminary plat, the city shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and any dedications proposed. The proposed subdivision and/or dedications shall not be approved/ accepted or recommended for approval/acceptance unless the planning commission and/or city council makes written findings that the approval criteria have been met. ***This project warrants a staff report with findings and conditions of approval. The applicant looks forward to working with the city on the draft staff report and public hearing process.***

(3) Authority to Condition Approval. The commission and council may attach those conditions to an approval or recommendation for approval as deemed necessary to promote the public interest, safety, health and welfare, except as prohibited in this chapter or other law. The commission may

Mt. Solo Estates Phases 1-3

recommend and the council may require that conditions of approval be listed on the face of the final plat. In order that the applicant/developer bear a fair share of the cost of repair or improvement of these affected properties, facilities and services, the commission may recommend and the council may require construction, repair, expansion, improvement or other provision of off-site improvements by the applicant. Such requirements may include but shall not be limited to dedication of land for right-of-way, resurfacing a street that provides access to a subdivision, or replacement in inadequately sized off-site utilities whose capacity will be affected by the development. For short plats, the director may establish conditions and require similar improvements as part of a conditionally approved preliminary short plat. ***This project warrants a staff report with findings and conditions of approval.***

(4) Phasing. For phased projects, the commission shall consider the relationship between the preliminary plat and the master plan. The master plan should be used to establish appropriate modifications to the preliminary plat, conditions of approval, dedications and off-site improvements. ***The master plan has been submitted with this subdivision application. Appropriate conditions, dedications and off-site improvements will be part of the project approval.***

Public Improvements Minimum Standards LMC 19.80.130

Public improvements may be required of any subdivision and shall be installed at the expense of the owner. Unless otherwise noted, all designs shall be consistent with the Kelso/Longview standard plans and specifications; provided, that if a conflict exists between two different standards, the required design shall be determined by the city engineer. The following standards within this section shall be followed in the development of all subdivisions and shall be considered minimum standards:

Preliminary plans have been provided which demonstrate compliance with city standards. Final engineering and construction plans will detail out the public improvements and apply conditions of approval required by the City.

(1) Streets, Curbs, Sidewalks, Alleys. The standards set forth in Chapter [12.50](#) LMC shall be met.

(2) Stormwater management shall conform to Chapter [17.80](#) LMC.

(a) Innovative Stormwater Management Techniques. To encourage innovative and environmentally sound development approaches (i.e., low impact development, etc.) to stormwater management, the city may modify its adopted standards and guidelines; provided, that the proposal provides equal or superior design. Any requested/permitted deviation shall be reviewed pursuant to LMC 19.80.180.

(3) Easements. The following easement standards apply:

(a) Utility Easements. Perpetual easement to utility providers for installation and maintenance of utilities shall be provided to serve each and every lot at locations deemed necessary by the utility providers. Such utilities may include sewer, water, stormwater, gas, electricity, communication lines and cables and other similar utilities. Utility easements shall be at least 10 feet in width or five feet on each side of contiguous lot lines unless otherwise approved by the city engineer. When the utility easements are needed at lot corners, the size of the easement shall be at least five feet by five feet. Additional easements for major distribution and transmission lines or unusual electric or communication facilities may be required where necessary. Additional easements for major distribution and transmission lines or unusual electric or communication facilities may be required.

Mt. Solo Estates Phases 1-3

- (iv) Location and sizes of existing sewers, water mains, and culverts within and immediately adjacent to the future phases;
- (v) Location of existing buildings within and immediately adjacent to the future phases;
- (vi) Approximate topography, with arrows showing direction of incline or rough contour lines;
- (vii) Approximate location of proposed streets, trails and crosswalks through blocks;
- (viii) Approximate lot lines or an indication of the number and general locations of proposed lots; and
- (ix) Approximate location, dimension, area and proposed use of parcels to be set aside for public or common parks and other open space. (Ord. 3090 § 2, 2009).

Thank you for staff's review and time on this application. Please do not hesitate to contact SGA Engineering with questions, clarifications and for additional information. 360-993-0311 or email Scott Taylor, staylor@sgaengineering.com