



Memorandum

December 13, 2018

TO: Longview City Council

FROM: Adam Trimble, Planner

SUBJECT: Planning Commission recommendation for Preliminary Subdivision Plat:
Mt. Solo Estates Phases 1-3

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

Recommended Conditions of Approval

1. All required streets, sidewalks, street lighting, sanitary sewer, water and storm drainage systems shall be constructed to City of Longview standards. A lighting analysis shall be submitted and approved for the street illumination system prior to construction of any streets. Plans for construction for the above improvements shall be reviewed and approved by the City Engineer prior to construction. Concerns regarding specific construction details will be addressed during the plan review for each subdivision phase. The details included in the proposal are considered conceptual in nature. A lighting analysis will be required. Plans shall follow the City's standard details.
2. The developer shall provide paved temporary cul-de-sacs in accordance with City standards for phased incomplete streets in Phases 1 and 2 or an alternate turnaround as approved by the Longview Fire Marshal.
3. The developer shall construct a sidewalk along the west side of Mt. Solo Road to connect the sidewalks between the subdivision and the parcel on the SW corner of the intersection at Ocean Beach Highway & Mt. Solo Rd.

4. The street subgrade preparation, base and surfacing shall be designed by a qualified Geotechnical Engineer and shall not be less than the City of Longview standards.
5. The developer shall plant trees within the street right of way in accordance with Park and Recreation Department specifications and the standards of LMC 19.80.720.
6. The developer shall pump all sanitary sewage from Phases 2 of Village at Mt. Solo and the remaining phases of this subdivision to the existing sanitary sewer interceptor located in Ocean Beach Highway. Construction of a sewer force main along the West side of Mt. Solo Rd. from the northern boundary of Phase 1 of the Village at Mt. Solo subdivision to Ocean Beach Highway is required. As part of the Phase 2 construction, the existing Phase 2 sewer system from Village at Mt. Solo shall be redirected from discharging to the gravity system located in Phase 1 and shall discharge into the sewer system serving this subdivision.
7. All lots shall be graded to slope towards the streets or sloughs in such a manner that there shall be no standing water or drainage across adjoining properties. Rear lot line drainage systems are strongly discouraged.
8. An easement shall be granted to the City for the proposed path/trail and shall include rights of access and maintenance by the City.
9. Community mailboxes (or mail service as approved by the USPS) shall be provided by the developer prior to final plat approval or Bonded.
10. The developer shall be required to obtain all necessary permits from the U.S. Corps of Engineers, Department of Ecology, Consolidated Diking Improvement District No. 1 and the Washington State Department of Transportation prior to commencing work within those agencies area of jurisdiction.
11. The developer will be required to dedicate the land containing Ditch 15 and sufficient area for 25-ft wide continuous clear access measured from top of bank, including adjacent buffers and wetland mitigation areas, with the understanding that the natural watercourse will not be improved; or a lesser area as approved by the CDID No.1 Board. In addition, the following provisions must be met:
 - a. An access gate must be provided behind back of sidewalk at the end of Branch Creek Dr, near the intersection of Greyhawk Ln (per CDID#1 standard specifications); and
 - b. The tank traps between Schneider Drive and Ditch 10 must be filled; and
 - c. The City of Longview will maintain responsibility for trail maintenance under an interlocal agreement in the same manner previously agreed to for the trails at Village at Mt Solo.
12. The phases shall be developed in the sequence presented on the preliminary plat; unless approved per LMC §19.80.190: Modifications to approved preliminary plats.

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

FINDINGS

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

ways and facilities, streets, alleys, sidewalks and other public ways; water supplies and sanitary and solid waste disposal.

If you have any questions or concerns, please contact me at (360) 442-5092.

Cc: Steve Langdon, Planning Manager