

ORDINANCE NO. 3351

AN ORDINANCE OF THE CITY OF LONGVIEW AMENDING PORTIONS OF TITLES 12 AND 19 OF THE LONGVIEW MUNICIPAL CODE, FOR THE INCLUSION OF STORMWATER LOW IMPACT DEVELOPMENT PRINCIPLES AND PRACTICES AND DECLARING AN EMERGENCY.

WHEREAS, the City desires to provide for the health, safety, and general welfare of its citizens; and

WHEREAS, the U. S. Environmental Protection Agency initiated NPDES Phase II requirements under the Federal Clean Water Act for small municipal separate storm sewer systems in 2003; and

WHEREAS, the Washington Department of Ecology issued NPDES Phase II stormwater permits for Western Washington municipalities in 2007 with the most recent permit issuance in 2013; and

WHEREAS, the Western Washington Municipal Phase II Stormwater Permit requires the City to review, revise and make effective changes to local development-related codes, rules, standards, or other enforceable documents to incorporate and require stormwater low impact development principles and practices; and

WHEREAS, the intent of the revisions shall be to make low impact development the preferred and commonly-used approach to site development, and designed to minimize impervious surfaces, native vegetation loss, and stormwater runoff; and

WHEREAS, City staff reviewed existing regulations and identified a number of potential changes and additions to existing code sections in LMC Title 12 (STREETS AND SIDEWALKS) and LMC Title 19 (ZONING) consistent with the intent of the Permit requirements; and

WHEREAS, the Longview Planning Commission considered the said changes and additions, held a public hearing and recommended their adoption by the City Council; and

WHEREAS, the City is required under the Permit to adopt and make effective these provisions no later than June 30, 2017; and

WHEREAS, the City Council finds that in light of the timing of the consideration of this ordinance, it is necessary to declare an emergency so that this ordinance can take effect before the end of the month.

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

Section 1 That Chapter 12.50.040, Table 12.50.040 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

Table 12.50.040: Minimum Street Design Standards

Design Standard	Residential Alley	Residential Access	Residential Collector	Commercial Alley	Commercial Access	Primary Arterial	Secondary Arterial
Minimum right-of-way width	20 feet	60 feet, <u>or as approved</u>	60 feet	20 feet	60 feet	80 feet	100 feet
Minimum pavement width	14 feet or as approved	32 feet, <u>or as approved</u>	36 to 40 feet	20 feet	36 to 40 feet	44 feet	60± feet
Sidewalks (5 feet)	None	Both sides	Both sides	None	Both sides	Both sides	Both sides
Street drainage	Center gutter as approved	Curb and gutter both sides, or as approved	Curb and gutter both sides, or as approved	Center gutter as approved	Curb and gutter both sides, or as approved	Curb and gutter both sides, or as approved	Curb and gutter both sides, or as approved
Cul-de-sac or hammerhead ("T")	N/A	45-foot paved radius, 90-foot hammerhead 105-foot ROW width	N/A	N/A	45-foot paved radius, 90-foot hammerhead 105-foot ROW width	N/A	N/A
Intersection curb radius	15 feet	15 feet	20 feet	15 feet	15 feet	20 feet	20 feet
Design speed (MPH)	25 MPH	25 MPH	As approved	25 MPH	25 MPH	As approved	As approved
Minimum centerline radius for normal crown	N/A	200 feet	450 feet	N/A	200 feet	450 feet	450 feet
Stopping site distance	155 feet	155 feet	As approved	155 feet	155 feet	As approved	As approved
Parking strip*	None	As approved	As approved	None	As approved	As approved	As approved
Center turn lane*	None	As approved	As approved	None	As approved	As approved	As approved

*Additional right-of-way and pavement width may be required to allow parking, turn lanes and median strips.

Traffic-calming devices may be required as part of the street design and shall be approved by the city engineer.

(Ord. 3090 § 3, 2009).

Section 2 That Chapter 12.50.050 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

12.50.050 Streets, curbs, and sidewalks.

Street design shall adhere to the following standards:

- (1) Streets, street drainage, and sidewalks, **including planting/utility strips and other right-of-way improvements**, shall be constructed by the developer in accordance with applicable public works standards and all conditions of permit approval as applicable. All street improvements, grades and design shall comply with the standard regulations, special provisions and standard drawings adopted by the city's engineering division. Plans for the construction of sidewalks, **planting/utility strips**, curbs and gutters are to be submitted to the city for review as part of the street plans when applicable.
- (2) Developments abutting arterial streets, collectors or local access streets shall, in conjunction with new construction on such properties or alterations, reconstruction, or improvements, where the total cost of construction, reconstruction or remodeling in the opinion of the city warrants frontage improvements, shall be required to provide sidewalks, curbs and gutters and streetlights along abutting streets.
- (3) Where existing streets adjacent to or within a subdivision or proposed development are of inadequate width or where the city's capital improvements plan or comprehensive plan indicate a need for a new street or additional right-of-way or realignment for an existing street, the developer shall dedicate necessary right-of-way to the city as determined by the city engineer.
- (4) Street Intersections. Street intersections shall be as nearly at right angles as possible and should not have an acute angle of less than 80 degrees. Intersections of local access and collector streets with arterials shall be no closer than 1,320 feet apart from centerline to centerline. Proposed new intersections along one side of an existing street shall coincide, whenever possible, with any existing intersection on the opposite side of such street. The number of intersections of local and collector streets with minor and major arterials shall be minimized.
- (5) Where a deflection angle of more than 10 degrees occurs in the alignment of a street, a simple curve of reasonably long radius shall be designed subject to the approval of the city engineer.

(6) The slope of cuts and fills for street construction shall not exceed two feet horizontal to one foot vertical (2:1) for cuts or three feet horizontal to one foot vertical (3:1) for fills, unless otherwise approved by the city engineer.

(7) Cul-De-Sacs. Permanent dead-end streets shall terminate with a turning circle. The turning circle ~~shall not~~ may include a planting landscaped island or stormwater bioretention facility, ~~unless~~ as approved by the fire code official and city engineer. The maximum length from center of turning circle or hammerhead ("T") to center of intersection shall be 500 feet. The city engineer and fire code official may allow an alternative turnaround providing comparable ease of turning.

(8) Alternative Access Requirement. Where a proposed development results in 30 or more dwelling units, such development shall include a minimum of two ingress/egress points to ensure adequate emergency access; provided, that the city engineer and fire code official retain the authority to grant variances from this requirement and add conditions to any variance granted.

(9) Greater Widths Can Be Required. When a subdivision or development application includes commercial or industrial uses, or where probable future conditions warrant, greater widths than those provided in Table 12.50.040 may be required by the city.

(10) Half-Width Streets. In situations where the property being developed does not permit full-width public streets, half streets having a minimum right-of-way or easement and street improvement width of half of the design width may be permitted when placed adjacent to adjoining property so long as there is no physical obstruction or development constraint prohibiting the completion of the street on such adjoining property; provided, that public street half-width shall be a minimum of 20 feet wide. Public half-width streets serving six or more parcels shall be required to dedicate additional right-of-way as necessary to provide for a minimum of one foot of right-of-way beyond the edge of the sidewalk. Further, additional right-of-way or easement may be required between the edge of the street and the property line for construction clearance, slopes or other features. Half-width public streets shall serve a maximum of 200 ADT. If the number of trips generated is greater than 200 ADT, the street shall be widened to full-width standards. Parking shall be prohibited along any half-width street and necessary signs and pavement markings shall be the responsibility of the developer.

(11) Provide for Future Access. Streets shall be designed so as to provide for continuation of principal streets in adjoining subdivisions and, where appropriate, allow for future opening of streets to possible adjoining subdivisions. Streets shall be extended to the boundary of the future

subdivisions or adjoining land and the resulting dead-end street shall be either barricaded pursuant to MUTCD standards or provided with a temporary or permanent cul-de-sac. The cul-de-sac shall be paved, with curbs, gutter and sidewalks constructed to city standards. The inclusion of the curbs, gutters and sidewalks in the cul-de-sac may be required depending upon whether the cul-de-sac should be a permanent street feature or whether it would be eliminated by future street extensions. In designing streets, existing development, proposed development and possible future development shall all be considered in the recommendation of right-of-way widths, street widths, paving sections, sidewalks and other applicable standards.

(12) Street Signs. The developer is responsible for providing all traffic control signs. Traffic control signing shall comply with the provisions as established by the U.S. Department of Transportation Manual on Uniform Traffic Control Devices (MUTCD) and city of Longview standards. Street designation signs, including poles and hardware, will be paid for by the developer. Street designation signs shall display street names or grid numbers as applicable. The city shall identify locations, numbers, size and type of street signs.

(13) Street Naming. Street names shall not duplicate or too closely approximate phonetically the name of any other street within Cowlitz County, except in the case of new streets serving as a continuation of existing streets. Streets having the same name except for “Court,” “Lane,” or other suffix shall be deemed duplicative and not permitted. Names of new streets running on a line with an existing street but separated by a park or barrier may duplicate the name of the existing street; provided, that a prefix indicating direction from the park or barrier is attached to the new street’s name.

(14) Street Lights. Street lights shall be installed by the developer along all improved public streets and shall also be installed down commercial alleys.

(15) Alleys. Alleyways may be required by the city for commercial and industrial development. However, their use shall be limited to provide general circulation as opposed to providing the primary ingress/egress point for parking lots. (Ord. 3090 § 3, 2009).

Section 3 That Chapter 19.20.060 (1) of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

19.20.060 Multifamily development standards.

Multifamily housing (more than four units) developments shall be constructed in accordance with the following standards:

- (1) Parking lots should be located to the side and/or behind buildings and shall not dominate the front yard area. A five foot landscape buffer shall rim the perimeter of the parking lot and planting islands shall be included for lots with more than 20 spaces. All parking areas with more than 20 spaces shall include landscape islands with trees to break up the parking area into rows of not more than 12 contiguous parking spaces. **All parking area landscapes shall have dimensions of not less than 24 square feet of area, or not less than four feet in width by six feet in length, to ensure adequate soil, water, and space for healthy plant growth. Stormwater bioretention facilities may be incorporated into the parking lot landscaping design and used to satisfy these requirements.**
- (2) Units adjacent to public or private streets shall have the primary building entrances located on the facade facing the street.
- (3) Pedestrian access routes shall be provided from the public street(s) to all primary building entrances in the form of a continuous separated pathway of at least five feet in width.
- (4) Building facade modulation or appropriate architectural treatment shall occur at least every 30 feet along the length of facades facing adjacent properties or a public street. Minimum modulation depth shall be two feet. All buildings shall incorporate design features such as varying roof lines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements to break up large expanses of uninterrupted building surfaces (blank walls). Figure [19.20.060-1](#) provides a sample of acceptable design elements, but shall not be construed as required architectural design.
- (5) Developments with multiple buildings shall use appropriate architectural variations and use of colors to differentiate buildings within the development.
- (6) Large multifamily complexes that have more than 25 units shall include an open space and recreational component into the site design, which comprises at least 15 percent of the gross site area. This requirement can be accomplished through the use of landscaping, play areas and common open space. **Vegetated stormwater management facilities such as bioretention areas and planters, conveyance swales and dispersion areas can be used to satisfy this requirement.**

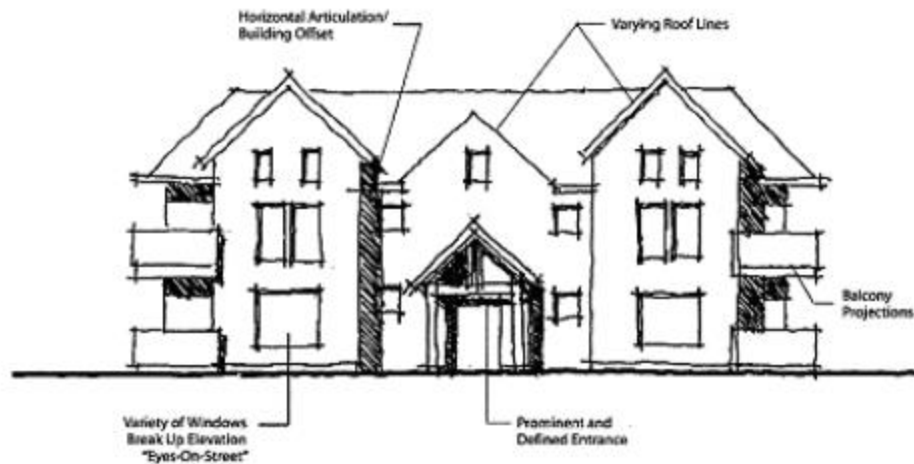
(7) All building elevations facing a public street right-of-way shall provide clearly marked and prominent primary entrances, and a combination of windows, porches, and/or balconies. A minimum of 40 percent of front (i.e., street-facing) elevations and a minimum of 25 percent of side and rear building elevations shall meet this standard. Percent of elevation is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. The standard applies to each full and partial building story.

(8) Multifamily housing shall incorporate the following crime prevention through environmental design (CPTED) design principles into site design and building construction to the extent practicable:

- (a) Building orientation and public use areas such as laundry facilities shall take into consideration tenant's ability to monitor other doorways as a safety provision;
- (b) Exterior area where mailboxes will be located shall be lighted;
- (c) Dead-end spaces should be blocked by a fence or gate;
- (d) Access to the building should be limited to no more than two points;
- (e) Exterior lighting levels shall be selected and light fixtures shall be oriented towards areas vulnerable to crime;
- (f) Exterior doors should be visible from the street or by neighbors;
- (g) All facades should have windows;
- (h) Parking areas and pedestrian walkways shall be visible from windows and doors;
- (i) Dumpsters should not create blind spots or hiding areas;
- (j) Shrubbery and landscaping shall allow for clear visibility and should generally not be over three feet in height, with the exception of trees; and
- (k) Recreational areas should be visible from a multitude of windows and doors.

(9) The community development director reserves the right to approve an alternative design that does not meet the above standards when unique site conditions make strict adherence to the standards of this section impractical; provided, that in doing so, the community development director may levy additional conditions as mitigation.

Figure 19.20.060-1. Sample of multifamily design elements



(10) Lighting shall be directed downward, inward and away from public rights-of-way and adjoining uses. All lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. (Ord. 3182 § 4, 2011; Ord. 3122 § 14, 2010).

Section 4 That Chapter 19.28.100 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

19.28.100 Screening and landscaping.

(1) A sight-obscuring fence at least six feet high shall be constructed around the entire manufactured home development. The fence shall be appealing from inside and outside of the development. This may be accomplished by several alternatives: wood board fencing, chain link fencing with evergreen hedges of such species, height and placement so as to become an effective sight screen within two years of planting, or some similar form of ornamental fencing and landscaping combinations.

(2) Home sites and common areas shall be landscaped and maintained so as to enhance the livability, residential character, and aesthetics of the park. Such landscaping shall consist of substantial evergreen and deciduous trees mixed with shrubbery and ground covers, all installed concurrent with property development and prior to tenant or owner occupancy. **Vegetated stormwater management facilities such as bioretention areas and planters, conveyance swales and dispersion areas can be used to satisfy this requirement.**

(3) The applicant shall follow land preparation practices which will leave, as much as is feasible, existing trees, vegetation, and other natural features. (Ord. 3122 § 16, 2010).

Section 5 That Chapter 19.28.160 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

19.28.160 Storm drainage.

~~The applicant shall work with the director of public works to provide for effective storm drainage management. At a minimum, storm drainage from the site shall be contained and managed so as not to cause peaks, volume, and flows in the receiving drainage way to measurably increase from present levels. (Ord. 3122 § 16, 2010).~~ **Stormwater management shall conform to Chapter 17.80 LMC and all other applicable statutes.**

Section 6 That Chapter 19.44.090 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

19.44.090 General provisions.

(1) Every principal structure shall front on or be located on property that fronts upon a street dedicated to and maintained by a municipal corporation. The amount of frontage required is given in Table 19.44.070-1.

(2) All driveways, parking areas, and pedestrian ways shall be surfaced with an all-weather surface. Curb and gutter shall be provided where required by the street design standards.

(3) Every land use hereafter erected or enlarged within the commercial districts (D-C, CBD, RC, NC, GC and O/C) shall provide off-street automobile parking and truck loading and unloading facilities as required by applicable sections of Chapter [19.78](#) LMC.

(4) Corner Lots. Landscaping, screening, fencing, equipment and materials shall not be located on corner lots so as to create sight obstructions at intersections. Appropriate sight distance shall

be maintained in accordance with LMC and city engineering standards to the satisfaction of the public works director or their designee.

(5) Stormwater Management ~~and Erosion Control~~. Stormwater ~~management runoff and erosion control~~ shall conform to be as set forth in Chapter 17.80 LMC and all other applicable statutes.

(6) Lighting. Lighting shall be directed downward, inward and away from public rights-of-way and adjoining uses. All lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source.

(7) Outdoor Storage and Product Display. Product display and outdoor storage shall be located only in designated areas as illustrated on an approved site plan and shall not block required pedestrian pathways, vehicular circulation routes or parking areas and shall not negatively impact public safety.

(8) Screening of Mechanical Equipment. Rooftop mechanical equipment shall be screened in a manner that is incorporated in the architectural form of the building. Mechanical equipment located on the ground shall be screened by fencing and/or landscaping.

(9) Loading Areas, Refuse Receptacles. Solid waste and recycling receptacles, service areas and loading docks shall be screened from adjacent residential properties and public rights-of-way by an opaque visual barrier no lower than the highest point of the receptacles. Screening may include landscaping, walls, fences, topographic changes, buildings, horizontal separation, or any combination thereof. Overhead doors and loading docks shall not face gateways, arterial or collector streets unless completely screened from view and shall not be located in required front yards.

(10) Offensive Activities. No use, activity, or equipment shall be permitted that creates a nuisance or is offensive, objectionable, or hazardous by reason of creation of excessive odors, noise, sound, vibrations, electrical and/or magnetic interference, dust, dirt, smoke, or other pollutants, noxious, toxic, or corrosive fumes or gases, radiation, explosion or fire hazard, or by reason of the generation, disposal, or storage of hazardous or dangerous wastes or materials in a manner inconsistent with RCW Title [70](#) as presently constituted or as may be subsequently amended. (Ord. 3202 § 14, 2012).

Section 7 That Chapter 19.46.030 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

19.46.030 Landscaping/screening requirements. 

(1) Neighborhood Commercial and General Commercial Districts. Every commercial building erected or altered adjacent to or abutting a lot or plot which is the site for a single-family home shall provide, at the expense of the owner of the commercial building, a sight and sound obscuring screen in the form of a fence, masonry wall or hedge, at least five feet in height but not exceeding six feet and six inches in height, to protect the peace, quiet and rest of the adjoining residents; and further provided, that the height of the screen in the required front yard shall comply with the requirements of other ordinances of the city pertaining to fences and hedges.

(2) Regional Commercial (RC) District. The following landscaping standards apply to all new development and to the expansion by more than 25 percent of an existing building mass or site in the zone:

(a) Required Landscaping. The applicant shall professionally landscape the lot, according to an approved landscape plan as a condition precedent to receiving a certificate of occupancy for all commercial uses. Landscape plans shall meet the standards set forth in Table 19.46.030-1. The community development director shall evaluate landscape plans for all permitted uses. Landscape plan approval is a condition precedent to issuance of a building permit for the parcel. All landscaping shall be in place prior to issuance of a certificate of occupancy, unless seasonal conditions make installation unfeasible, in which case the improvements shall be bonded. A minimum of 10 percent of any site shall be landscaped. **Vegetated stormwater management facilities such as bioretention areas and planters, conveyance swales and dispersion areas can be used to satisfy this requirement.**

(b) Landscape Materials and Plant Selection. Permitted landscape materials include trees, shrubs, ground cover plants, nonplant ground covers, and outdoor hardscape features, the selection of which shall be based on local climate, exposure, water availability, and drainage conditions. ~~When new vegetation is planted, s~~**Soils in all landscaped areas** shall be amended, as necessary, to allow for healthy plant growth **as well as meet the criteria for soil quality and depth.** In general, planting should consist primarily of native plantings and noninvasive species in accordance with any approved planting/species list

maintained by the city. Trees and shrubs shall meet the minimum size and spacing standards set forth in Table 19.46.030-1.

(c) Existing Vegetation. Existing noninvasive vegetation may be used in meeting landscape requirements. When existing mature trees are protected on the site (e.g., within or adjacent to parking areas) the decision-making body may reduce the number of new trees required by a ratio of one-inch caliper of new tree(s) for every one-inch caliper of existing tree(s) protected.

(d) Nonplant Ground Covers. Bark dust, **wood** chips, **open-graded** aggregate, or other **approved** nonplant ground covers may be used **in landscaping**, but shall cover no more than 60 percent of the area to be landscaped and shall be confined to areas underneath plants, **shrubs and trees**. ~~Nonplant ground covers cannot be and may not be used as a~~ substitute for ground cover plants. **Landscaping shall be designed to contain nonplant ground covers to prevent them from being carried off the site by stormwater runoff.**

(e) Maintenance and Irrigation. The use of drought-tolerant native plant species is encouraged, and may be required when irrigation is not available. Irrigation shall be provided for plants that are not drought-tolerant. If the plantings fail to survive, the property owner shall replace them with an equivalent specimen.

(f) Parking Areas. Parking areas shall be landscaped in accordance with Table 19.46.030-1. Landscaping shall consist of evenly distributed shade trees with shrubs and/or ground cover plants that conform to the criteria in this section. “Evenly distributed” means that the trees and other plants are distributed around the parking lot perimeter and between parking bays to provide a partial canopy. At a minimum, one tree per six parking spaces on average shall be planted to create a partial tree canopy over and around the parking area. All parking area landscapes shall have dimensions of not less than 24 square feet of area, or not less than four feet in width by six feet in length, to ensure adequate soil, water, and space for healthy plant growth. **Stormwater bioretention facilities may be incorporated into the parking lot landscaping design and used to satisfy these requirements.**

(g) Parking/Maneuvering Area Adjacent to Streets, Drives and Residential Areas. Where a parking or maneuvering area is adjacent to a street or driveway or a residential zoning district, an evergreen hedge; decorative wall (masonry or similar quality material) with openings; arcade, trellis, or similar partially opaque structure a minimum of three feet in height shall be established between the street or driveway and the maneuvering/parking area. Evergreen hedges used to comply with this standard shall be a minimum of three feet

in height at maturity, and shall be of such species, number, and spacing to provide the required screening within one year after planting. Any areas outside of public rights-of-way between the wall/hedge and the street/driveway line shall be landscaped with shrubs, trees and ground cover. Adequate sight distance as determined by the city engineer shall be maintained.

(h) Residential Buffer. New development shall provide a landscape buffer of 15 feet or greater to separate, screen and buffer commercial uses from adjacent residential areas along side and rear lot lines. The landscaped buffer area shall include a minimum of one tree for every 250 square feet of buffer area. Commercial uses which abut residential zones on side and/or rear property lines shall also provide a sight-obscuring fence or wall a minimum of six feet in height. A chain link fence containing slats does not qualify as a sight-obscuring fence for the purposes of this section. Plantings shall be comprised of a largely view-obscuring arrangement of evergreen trees, shrubs, and similar vegetation not less than six feet in height.

(i) Front Yards and Frontage Landscaping Improvements. Front yards per the definition of Chapter [19.09](#) LMC, excluding ingress and egress points, shall be landscaped to include landscaping that enhances the property, softens the building and parking areas and provides an aesthetically pleasing streetscape. Landscaping shall be located within the front yard setback area in accordance with the criteria of this section and Table [19.46.030-1](#), while providing reasonable opportunity for signage, entrance features, parking and ingress/egress areas. Street trees planted within city right-of-way shall be as approved by the public works director. Adequate sight distance as determined by the city engineer shall be maintained.

(j) Deviations. Whenever there are practical difficulties in meeting these standards that result from variations of specific property characteristics, a deviation from this section may be approved by the reviewing authority during the review process. This deviation shall not require a variance under Chapter [19.12](#) LMC. Any such deviation so granted shall be specifically identified in the approval authority decision of a development application. Approved deviations shall not be used to grant a special privilege that is inconsistent with the limitations placed on other properties with similar circumstances.

(3) Central Business, General Commercial, Office/Commercial and Neighborhood Commercial Districts. The following landscaping standards apply to all new development and to the expansion by more than 25 percent of an existing building mass or site in the zone:

(a) Required landscaping. The applicant shall professionally landscape the lot, according to an approved landscape plan as a condition precedent to receiving a certificate of occupancy for all commercial uses. The community development director shall evaluate landscape plans for all permitted uses. Landscape plan approval is a condition precedent to issuance of a building permit for the parcel. All landscaping shall be in place prior to issuance of a certificate of occupancy, unless seasonal conditions make installation unfeasible, in which case the improvements shall be bonded. A minimum of 5 percent of any site shall be landscaped. Vegetated stormwater management facilities such as bioretention areas and planters, conveyance swales and dispersion areas can be used to satisfy this requirement. Landscaping required for parking lots per LMC 19.78.120 or screening per LMC 19.46.030 (1) can also be used to satisfy this requirement.

(b) Landscape Materials and Plant Selection. Permitted landscape materials include trees, shrubs, ground cover plants, nonplant ground covers, and outdoor hardscape features, the selection of which shall be based on local climate, exposure, water availability, and drainage conditions. Soils in all landscaped areas shall be amended, as necessary, to allow for healthy plant growth as well as meet the criteria for soil quality and depth. In general, planting should consist primarily of native plantings and noninvasive species in accordance with any approved planting/species list maintained by the city.

(c) Existing Vegetation. Existing noninvasive vegetation may be used in meeting landscape requirements.

(d) Nonplant Ground Covers. Bark dust, wood chips, open-graded aggregate, or other approved nonplant ground covers may be used in landscaping, but shall cover no more than 60 percent of the area to be landscaped and shall be confined to areas underneath plants, shrubs and trees. Landscaping shall be designed to contain nonplant ground covers to prevent them from being carried off the site by stormwater runoff.

Table 19.46.030-1 – Summary of Landscaping Requirements by Area for RC District

AREA	REQUIREMENT	SPECIFICATIONS
Front Yard	10' landscaped setback	• 1 tree per 30' (linear) of frontage
		• Trees may be clustered as approved by the city
		• Deciduous trees, 2" caliper min.
		• Evergreen trees, 6' min. height
Side Yard	5' landscaped setback, unless greater landscaped area required for residential buffer	• 1 tree per 400 s.f.
		• Deciduous trees, 2" caliper min.
		• Ornamental trees, 1.5" caliper min.
		• Evergreen trees, 6' min. height
Rear Yard	10' landscaped setback, unless greater landscaped area required for residential buffer	• 1 tree per 400 s.f.
		• Deciduous trees, 2" caliper min.
		• Ornamental trees, 1.5" caliper min.

Table 19.46.030-1 – Summary of Landscaping Requirements by Area for RC District

AREA	REQUIREMENT	SPECIFICATIONS
		<ul style="list-style-type: none"> • Evergreen trees, 6' min. height
Parking Lots	Perimeter landscaping of at least 5' in width with a minimum of 10% interior landscaping with one landscaped island for every 12 spaces	For all parking areas:
		<ul style="list-style-type: none"> • One tree per 6 spaces (average)
		<ul style="list-style-type: none"> • Deciduous trees, 2" caliper min.
		<ul style="list-style-type: none"> • Ornamental trees, 1.5" caliper
		<ul style="list-style-type: none"> • Evergreen trees, 6' min. height
Overall Site	10% of site to be landscaped	<ul style="list-style-type: none"> • 50% of landscaping must be evergreen
		<ul style="list-style-type: none"> • All irrigation shall be automatic
Residential Buffer – Rear and Side Yards	15' between residentially zoned areas, existing residences and commercial uses	<ul style="list-style-type: none"> • 1 tree for every 250 square feet of buffer area
		<ul style="list-style-type: none"> • Deciduous trees, 2" caliper min.
		<ul style="list-style-type: none"> • Ornamental trees, 1.5" caliper min.

Table 19.46.030-1 – Summary of Landscaping Requirements by Area for RC District

AREA	REQUIREMENT	SPECIFICATIONS
		<ul style="list-style-type: none"> • Evergreen trees, 6' min. height
		<ul style="list-style-type: none"> • 6' sight-obscuring fence between commercial and residential uses

(Ord. 3202 § 15, 2012).

Section 8 That Chapter 19.55.100 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

19.55.100 Screening and landscaping. 

Industrial/manufacturing development or substantial additions or expansions of existing development initiated after the effective date of the ordinance codified in this chapter shall adhere to the standards of this section. For the purposes of this section, “substantial additions or expansions of existing development” shall include any existing structure or operation/use that increases in size by more than 35 percent within any time period. For structures less than 10,000 square feet or developed sites that are less than 1.0 acre in size, as measured by calculating the total footprint of all structures, parking and loading areas and other developed features, the threshold shall be 50 percent within any time period. Where more than one structure or use exists on a site, the threshold shall be applied cumulatively to the total square footage of all existing structures and uses.

(1) Landscape Design and Screening Standards.

(a) Parking Areas. A minimum of 10 percent of the total surface area of all parking areas, as measured around the perimeter of all parking spaces and maneuvering areas, shall be

landscaped. Such landscaping shall consist of “evenly distributed” shade trees with shrubs and/or ground cover plants that conform to the criteria in this section. “Evenly distributed” means that the trees and other plants are distributed around the parking lot perimeter and between parking bays to provide a partial canopy. At a minimum, one tree per six parking spaces on average shall be planted to create a partial tree canopy over and around the parking area. All parking areas with more than 20 spaces shall include landscape islands with trees to break up the parking area into rows of not more than 12 contiguous parking spaces. All parking area landscapes shall have dimensions of not less than 24 square feet of area, or not less than four feet in width by six feet in length, to ensure adequate soil, water, and space for healthy plant growth. **Stormwater bioretention facilities may be incorporated into the parking lot landscaping design and used to satisfy these requirements.**

(b) Parking/Maneuvering Area Adjacent to Streets, Drives and Residential Areas. Where a parking/maneuvering area is adjacent to a street or driveway or a residential zoning district, an evergreen hedge; decorative wall (masonry or similar quality material) with openings; arcade, trellis, or similar partially opaque structure a minimum of three feet in height shall be established between the street or driveway and the parking/maneuvering area. Evergreen hedges used to comply with this standard shall be a minimum of three feet in height at maturity, and shall be of such species, number, and spacing to provide the required screening within one year after planting. Any areas outside of public rights-of-way between the wall/hedge and the street/driveway line shall be landscaped with plants or other vegetative ground cover.

(c) Screening of Mechanical Equipment, Outdoor Storage, and Service and Delivery Areas, and Other Screening. All mechanical equipment, outdoor storage and manufacturing, and service and delivery areas shall be screened from view from all public streets and adjacent residential districts. Such screening shall be provided by a decorative wall (i.e., masonry or similar quality material), evergreen hedge, dense landscaping, opaque fence complying with the standards of this section, or a similar feature that provides an opaque barrier. Mechanical equipment that is not situated at or near ground level (e.g., atop structures, etc.) shall be screened using reasonable methods. A chain link fence containing slats does not qualify as a sight-obscuring fence for the purposes of this section.

(d) Abutting and Adjacent Residential Zoning Districts. Industrial uses which abut residential zones on side and/or rear property lines shall provide a sight-obscuring fence or wall a minimum of six feet in height. The approval authority may require a fence in excess

of six feet high if deemed necessary to adequately buffer the proposed use and protect the public interest. A chain link fence containing slats does not qualify as a sight-obscuring fence for the purposes of this section. In addition to fencing, landscaping shall be provided by the applicant utilizing the standards of this section. Industrial uses adjacent to residential zones but divided by a street or other public right-of-way, railroad right-of-way, natural or manmade drainageway or other similar feature shall provide and maintain a landscaped planting strip a minimum of 10 feet in width along side and rear property lines. The plantings shall be comprised of a largely view-obscuring arrangement of evergreen trees, shrubs, and similar vegetation not less than six feet in height. A site may be exempted from the standards of this section if an existing dense natural buffer that provides for equivalent screening will be preserved or enhanced.

(e) Front Yards and Frontage Landscaping Improvements. To increase the compatibility and appearance of industrial uses with that of other adjacent and nearby uses, front yards per the definition of Chapter 19.09 LMC, excluding ingress and egress points, shall be landscaped to include landscaping that enhances the property and provides visual buffering. In recognition of the multitude of potential uses within industrial zones, no specific numerical standard is specified herein. Street trees shall be planted along the entire public road frontage area unless existing street trees are adequate in the opinion of the approval authority and shall be done in accordance with applicable standards. Additional landscaping shall be located within the front yard setback area in accordance with the criteria of this section, while providing reasonable opportunity for signage, entrance features, parking and ingress and egress areas. **Vegetated stormwater management facilities such as bioretention areas and planters, conveyance swales and dispersion areas can be used to satisfy this requirement.**

(f) Corner Lots. Landscaping, screening, fencing, equipment and materials shall not be located on corner lots so as to create sight obstructions at intersections. Appropriate site distance shall be maintained in accordance with the LMC and city engineering standards to the satisfaction of the public works director and/or city engineer.

(g) Deviations. Whenever there are practical difficulties in meeting these standards that result from variations of specific property characteristics, a deviation from strict code compliance may be approved by the reviewing authority during the review process. This deviation shall not require a variance under Chapter [19.12](#) LMC. Such deviation may alter the literal enforcement of any standard, requirement, or regulation of the industrial zone, provided such deviation is consistent with the purpose of the industrial/manufacturing zone

and does not adversely impact the public health, safety and welfare, or the environment. Any such deviation so granted shall be specifically identified in the approval authority decision of a development application. Approved deviations shall not be used to grant a special privilege that is inconsistent with the limitations placed on other properties with similar circumstances. (Ord. 3175 § 8, 2011; Ord. 3019 § 1, 2007).

Section 9 That Chapter 19.66.030 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

19.66.030 Definitions.

For the purposes of implementing this chapter, the following definitions apply:

“Gross density” means the total number of dwelling units divided by the total project area, without subtracting areas devoted to open space, roadways, parks or similar public use and infrastructure areas.

“Open space” means any land or area that is retained for use as active or passive recreation areas, or for resource protection in an essentially undeveloped state. Open space may be: (1) dedicated to the city; (2) placed in a conservation easement; or (3) owned by a homeowners’ association. Building setbacks, yards, ~~stormwater ponds~~, rights-of-way, and undeveloped portions of residential lots shall not be included as open space. ~~At the city’s discretion, stormwater facilities that utilize~~ Open space may be utilized for stormwater management through low impact development (LID) techniques approaches that utilize dispersion and/or infiltration of stormwater runoff. and/or Stormwater facilities that serve as a recreational or aesthetic amenity ~~(e.g., underground detention with recreational area atop, etc.)~~ may be utilized to satisfy up to one-quarter of the required open space area.

“Planned unit development” or “PUD” means a development that differs from a conventional subdivision or development by means of enhanced and unified site design, building layout, environmental protection, and open space preservation in a more clustered setting than allowable under the zoning regulations of the base zone. As regulated by this chapter, a PUD is a floating zoning designation subject to discretionary approval. In appropriate circumstances and as approved, the PUD overlay allows an applicant to take advantage of discretionary zoning and subdivision standards as specifically set forth in this chapter. (Ord. 3033 § 2, 2007).

Section 10 That Chapter 19.78.060 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

19.78.060 Surface requirements.

Every off-street automobile parking and truck loading and unloading space and necessary means of access to such space, such as driveways, shall be made permanently available for such purpose and shall be improved with asphaltic or Portland cement concrete **or other approved alternatives including permeable pavements and pavers,** and be well maintained. (Ord. 3044 § 6, 2008; Ord. 1415 § 1, 1969).

Section 11 That Chapter 19.78.061 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

19.78.061 ~~Drainage of surface water~~ — Resurfacing or reconstruction of Ppaved or hard-surfaced areas – Permit required.

(1) In any commercial or manufacturing district, no person shall commence work on the construction, alteration or repair of any open-air (meaning not permanently enclosed on all sides, except for entrances and exits, and roofed) off-street parking area which is to be paved or otherwise hard-surfaced without first obtaining a written permit for such work from the department of community and economic development.

(2) Any person requesting such a permit shall file a written application therefor with the department of community and economic development. Such application shall be made on a standard city form provided for that purpose by the department and shall include:

- (a) The name and address of the applicant;
- (b) The name and address of the owner of the property where the work is proposed;
- (c) The exact location of the proposed work, giving the street address and legal description of the property involved;

(d) A detailed plan showing the exact dimensions of the property, the location of existing or proposed buildings on the property and existing or proposed loading platforms, including the exact location of all existing or proposed driveways to be used to serve such off-street parking facilities and platforms;

(e) The plan shall also show the details of grading, drainage and surfacing, including the surfacing materials to be used, and the location of all landscaping;

(f) All landscaping shall be so located, and thereafter maintained, by the owner or tenant of the off-street parking lot, depending on who is in charge of the same, so that such landscaping does not present a hazard to vehicle or pedestrian traffic using any abutting sidewalk, street or alley;

(g) Stormwater site plan that conforms to Chapter 17.80 LMC.

(3) No permit shall be issued by the abovenamed department until the city engineer's office has approved such application. ~~In connection therewith the engineer's office may require the applicant, at applicant's expense, to furnish such additional information as the engineer's office deems necessary in order to allow such office to make an expert determination that the surfacing will be adequate, will be properly drained, and that the construction of such off-street parking lot in accordance with the design will not present a hazard to vehicle or pedestrian traffic.~~

(4) No plan shall be approved nor permit issued where it appears that the proposed work, or any part thereof, conflicts with any other provisions of this title. (Ord. 2774, 2000; Ord. 1702 § 2, 1974).

Section 12 That Chapter 19.78.062 of the Longview Municipal Code shall be, and is hereby repealed.

19.78.062 Type of drainage—Alteration prohibited.

~~(1) All such paved or hard surfaced areas for open air off-street parking shall be constructed with catch basins and other drainage facilities to dispose of water that may fall upon such areas, of a design approved by the city engineer according to recognized engineering standards. Under no circumstances shall water be allowed to run across a sidewalk area. All drainage facilities shall~~

~~be of such design as to carry surface water to the nearest storm sewer or, in the absence of a reasonable accessible storm sewer, then to a disposal area approved by the city engineer.~~

~~(2) No person shall construct or alter any such storm drainage structure without having first obtained a written authorization therefor from the city engineer. (Ord. 1702 § 2, 1974).~~

Section 13 That Chapter 19.78.120 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

19.78.120 Landscaping requirements – Height limitations.

All new and/or enlarged parking lots shall provide a landscape buffer of not less than five feet in width between the public right-of-way and the parking lot. Parking lots serving buildings with 10,000 square feet of floor area or larger shall provide additional landscape and parking lot design features such as landscaped islands, separated pedestrian walkways, and other features to lessen the visual impact and/or increase the safety of the parking areas. Said area shall be landscaped with evergreen plants, deciduous trees and shrubs. **All parking areas with more than 20 spaces shall include landscape islands with trees to break up the parking area into rows of not more than 12 contiguous parking spaces. All parking area landscapes shall have dimensions of not less than 24 square feet of area, or not less than four feet in width by six feet in length, to ensure adequate soil, water, and space for healthy plant growth. Stormwater bioretention facilities may be incorporated into the parking lot landscaping design and used to satisfy these requirements.** Landscaping located at driveway intersections and adjacent to the public right-of-way shall conform to the height standards of Chapter 16.46 LMC (except for individual trees that do not obstruct visibility or access for pedestrian, vehicular and emergency services). All new and/or enlarged commercial parking lots that abut residential zones along the side and/or rear property lines shall provide a sight-obscuring landscape buffer along abutting property lines. All required landscaping shall be maintained in a healthy condition. (Ord. 2921 § 3, 2005; Ord. 2619 § 12, 1996).

Section 14 That Chapter 19.80.110 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

19.80.110 Application requirements.

(1) Preapplication Conference. A preapplication conference is **not** required for a all subdivision applications, ~~but is strongly encouraged. 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. A preapplication conference is nonbinding and advisory in intent and effect.

(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;

(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;

(j) Traffic impact analysis report as required by the city pursuant to Chapter [12.50](#) LMC;

(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;

(l) A tree survey and preservation plan, report or drawing that complies with LMC [19.80.130](#) LMC;

(m) Preliminary stormwater ~~report~~ **site plan that complies with LMC 17.80**; and

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

(i) Description of the uses proposed for the site;

(ii) Phasing plan, if applicable;

(iii) Construction schedule;

(iv) Any deviations or variances proposed pursuant to LMC [19.80.180](#);

(v) Existing covenants or restrictions and easements, if applicable;

(vi) History of any previous subdivisions and short subdivisions of the property; and

(vii) Other items required pursuant to applicable portions of LMC.

(3) Plat Specifications. Preliminary plats shall be presented on a sheet or sheets having dimensions no larger than 18 inches by 24 inches and shall be drawn at a scale of one inch equals 50 feet or larger. Other scales may be used if approved by the city engineer and director. The following information shall be shown on the preliminary plat in one or more sheets:

(a) General. The following general items shall be included:

- (i) The proposed name of the subdivision, together with the words “preliminary plat”;
- (ii) The tract/lot designation(s) of the proposed subdivision as shown in the records of the Cowlitz County assessor, including lot numbers, section, township and range;
- (iii) Date, north-pointing arrow, and scale of drawing;
- (iv) Name and address of the owner(s) of the property to be subdivided, of the applicant or subdivision agent; if other than the owner, and of the surveyor and engineer; and
- (v) A vicinity map sufficient to define the location and boundaries of the proposed subdivision with respect to surrounding property and streets.

(b) Existing Features. The following existing features shall be shown:

- (i) Existing structures and other site improvements (parking, driveways, pedestrian/bicycle paths, etc.) and any proposed structures to remain;
- (ii) Location, pavement and right-of-way widths, and names of existing public or private streets, roads or alleys within or abutting the tract;
- (iii) Location and size of existing sewers, water mains and stormwater facilities;
- (iv) Location of existing lot lines, easements, railroads, monuments, property markers, section lines and city boundary lines within or abutting the tract;
- (v) Watercourses, ditches, areas of flooding or ponding, rock outcroppings, and trees eight inches or more in diameter measured four feet above the ground;
- (vi) The names and addresses of adjoining property owners from the latest assessment rolls within 300 feet of all boundaries of the proposed subdivision, shown on the plat in relationship to the property to be subdivided or provided in a separate document;
- (vii) Contour lines illustrating topography at two-foot intervals for slopes less than 10 percent and at five-foot intervals for slopes over 10 percent. Contour lines shall extend at least 100 feet beyond the boundaries of the proposed subdivision. Contours shall be relative to sea level and based on city approved datum;

(viii) All critical areas shall be shown including streams, wetlands, geological hazard areas and all associated buffers;

(ix) For subdivisions proposed in the 100-year floodplain, base flood elevation benchmarks.

(c) Proposed Features. The following proposed features shall be shown on the preliminary plat:

(i) The boundary of the proposed subdivision drawn in a bold line;

(ii) Locations and dimensions of proposed streets, alleys, other public and private ways, easements, lot lines and utilities, with the purpose of easements stated;

(iii) Locations, dimensions and area of public and common park and other open space areas;

(iv) Proposed number assigned to each lot and block, with lots numbered consecutively in a block; proposed names of all streets;

(v) Identification of all areas proposed to be dedicated for public use, with designation of the purpose thereof and any conditions;

(vi) When more than one type of use is proposed, the location, dimensions and area for each type of use (such as single-family, two-family, or multifamily residential uses);

(vii) If the subdivision borders a river or stream, or drainage ditches the approximate mean high and mean low water elevation and the distances and bearings of a meander line established not less than 20 feet back from the ordinary high-water mark of the waterway;

(viii) Determination of complete application. Within 28 days after the applicant submits all of the elements of a complete application, including the necessary application fee(s), the city shall determine whether the application is complete. If the city determines that the application is not complete, the city shall notify the applicant that the application is incomplete in writing. Such notification shall describe what is necessary to make the application complete. If the applicant does not submit the information requested by the city within 90 days after notification by the city that the

application is incomplete, the city may determine that the application has lapsed for lack of information. If the city determines that the application has lapsed for lack of information, the applicant may request a partial refund of the application fee.

Applications shall not be processed until a determination of completeness is made.

(4) Distribution of Plat Materials. When the director determines that the proposed preliminary plat contains the required information and supplementary data, copies of the plat shall be distributed to applicable city department, other governmental agencies and entities including, but not limited to the: (a) assistant city manager; (b) director of public works; (c) city engineer; (d) city fire department; (e) city police department; (f) city parks and recreation director; (g) Cowlitz Consolidated Diking Improvement District No. 1; (h) public utility district; (i) Longview School District; (j) applicable special purpose districts; (k) Washington State Department of Transportation; (l) Washington State Department of Ecology; (m) any federal, state and local agency which may have an interest in the subdivision or the properties involved; and (n) the Cowlitz Indian Tribe. The preceding agencies shall forward their comments and recommendations to the department of community development in a timely manner and the planning commission secretary shall forward any comments received from the public, public agencies or utilities to the director. The director shall consolidate the comments and recommendations into a staff report to be considered by the planning commission. (Ord. 3090 § 2, 2009).

Section 15 That Chapter 19.80.120 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

19.80.120 Approval criteria.

(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~~ **stormwater management**, erosion **and sediment** control and sanitary sewage disposal methods that are consistent with the city's current ordinances, standards and plans;

(b) Appropriate provisions have been made for but not limited to public health, safety and general welfare;

(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;

(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;

(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;

(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;

(g) Compliance with the following:

(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 t~~The stormwater ~~runoff standards~~ management requirements 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; and

(ix) Other plans and programs as the city has adopted.

(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;

(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.

(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.

(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 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.

(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.

(5) Length of Preliminary Approval. Approval of a preliminary plat shall be effective for five years from the date of city council approval. Upon recommendation of the planning commission, the city council may grant one two-year extension provided the following criteria are met:

(a) The applicant shall request the extension in writing not less than 90 days prior to the expiration of the preliminary plat;

(b) In such written request, the applicant shall state the reasons for the request, describe progress made in installing improvements and provide a schedule for completing the final plat;

(c) The applicant shall demonstrate to the planning commission that it has acted in good faith and made substantial progress in complying with the conditions of the preliminary plat and that it would be inequitable to require the applicant to reapply for a new preliminary plat approval;

(d) In considering the grant of any extension, the planning commission may recommend the imposition of additional conditions for final approval that are consistent with city-adopted standards and policies existing at the time the extension request is considered; and

(e) Requests for extension shall be considered first at a public meeting of the planning commission. The planning commission shall then forward its recommendation to the city council. Disapproval of a request for an extension shall result in the expiration of preliminary plat approval. Expired preliminary plats, or expired phases of preliminary plats, must be the subject of new land use applications and shall not be permitted as amendments or revisions of the original expired preliminary plat. (Ord. 3090 § 2, 2009).

Section 16 That Chapter 19.80.130 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

19.80.130 Minimum standards.

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:

(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 **and all other applicable statutes.**

~~(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.~~
Stormwater low impact development (LID) best management practices and site designs that minimize impervious surfaces, native vegetation loss, and stormwater runoff shall be implemented to the fullest extent practicable.

(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.

(b) Easements for unusual facilities such as high-voltage electric transmission lines, drainage canals and similar areas shall be of such width as is determined to be necessary by the city engineer for the purpose, including any necessary maintenance roads.

(c) If a subdivision is traversed by a watercourse, such as a drainageway, channel or stream, there shall be provided a perpetual stormwater easement or drainage right-of-way conforming substantially to the seasonal high-water line of the watercourse and of such further width as will ensure protection of water-carrying capacity and access to the watercourse for maintenance of capacity. Such recorded easement or right-of-way shall be measured from the centerline of the watercourse and shall give to the appropriate authority access for the purpose of maintenance of water-carrying capacity. Such easement may not be necessary where buffers are required by Chapter [17.10](#) LMC. In determining the width of such easements, the city engineer shall give consideration to the requirements and recommendations of the applicable diking district in regard to the operation of maintenance equipment and the placement of spoils where appropriate. The size and nature of the district's drainage facility and the elevation and slope of the abutting upland property shall be considered in determining the minimum width required.

(4) Installation of Utilities.

(a) All distribution laterals and primary and secondary lines and wires serving the subdivision, including those providing electric, street lighting, telephone, and cable television service, shall be placed underground. All utilities shall be installed at the lot line of each and every lot prior to acceptance of improvements and shall be constructed in the street right-of-way unless otherwise approved by the city engineer. The applicant shall make necessary arrangements with utility providers or other appropriate persons for underground installations. This requirement does not apply to surface-mounted transformers, switching facilities, connection boxes, meter cabinets, temporary utility facilities used during construction, high capacity transmission lines, electric utility substations, cable television amplifiers, telephone pedestals, cross-connect terminals, repeaters, warning signs or traffic control equipment.

(b) Sanitary sewers and water system improvements shall be installed at the developer's expense, to serve all subdivisions, by extension of the existing city sewer and water lines and any other upgrades and improvements necessary to ensure adequate capacity. Such facilities shall be designed and sized to the satisfaction of the city engineer and shall be of sufficient capacity to accommodate the ultimate development density of all intended phases in adjacent areas.

(c) Utility installations shall be in accordance with city design standards.

(d) Street Lighting. Street lighting shall be included in the development of all future platting or subdivisions. Street lights shall be placed at all street intersections and at other locations designated by the city engineer. A complete street lighting system, including conduits, wiring, concrete bases, poles, junction boxes, meter base, service cabinets and luminaries, shall be installed by the developer throughout the subdivision in accordance with city standards. Light conduit shall be placed in a separate ditch unless otherwise approved by the city. The applicant shall submit plans and manufacturer technical information meeting or exceeding city of Longview standards to the city engineer and public utility district for approval of all specifications and materials used in the system.

(e) Landscaping of Planting/Utility Strip. The developer or their successor shall be responsible for ensuring that, prior to issuance of an occupancy permit for a lot, the utility/planting strip abutting the curb adjacent to the lot is planted in grass or other approved landscaping and with street trees. The plantings shall include street trees meeting the following characteristics:

(i) Shall be at least two-inch DBH at time of planting and be spaced at approximately 30-foot intervals on center;

(ii) Shall be centered between the curb and sidewalk;

(iii) Shall be planted at least 20 feet from driveways, at least 20 feet from street light standards and at least eight feet from fire hydrants and sewer laterals;

(iv) Shall be of a type, species and quantity approved by the superintendent of parks;

(v) Shall be at least 30 feet from any corner where curb lines intersect; and shall be planted and maintained in an acceptable manner.

(f) Timing and procedure for construction of sidewalks shall be as follows:

- (i) All intersection curb ramps shall be constructed with roadway infrastructure required for the subdivision;
- (ii) Sidewalks shall be constructed with roadway infrastructure required for the subdivision on all open space tracts, nonbuilding lots, and on the major street frontage of double frontage lots; and
- (iii) On building lots, construction of the sidewalk shall be done on a lot-by-lot basis, prior to issuance of a certificate of occupancy for the lot.

(5) Natural Features Preservation and Landscaping.

- (a) Plats shall be designed to preserve and enhance significant natural features and resources, including but not limited to natural contours, watercourses, marshes, scenic points and views, large trees, natural groves, rock formations, and sensitive areas; to be compatible with aesthetic values of the area; and to reflect natural limitations inherent in the property.
- (b) Plats shall be designed to minimize impacts on adjacent properties and on off-site or citywide public facilities and services, such as streets, drainage ways and storm sewers.
- (c) Plats shall be designed to preserve to the extent possible significant trees as defined by Chapter [19.09](#) LMC and as more specifically set forth in this section. When the preservation of at least 20 percent of significant trees, inclusive of those found in preserved critical area buffers and open space or recreation tracts, is deemed not feasible, the applicant shall mitigate for the loss of tree canopy by incorporating additional landscaping, tree plantings and/or buffer enhancements (if applicable) or through other means as approved by the city. Significant trees that will remain on site shall be protected during construction through the use of fencing, rock wells and other means that provide protection corresponding to the drip line of the tree(s), which is the vertical projection of the foliage at its greatest circumference. Assurances shall be provided to ensure the long-term protection of significant trees, or trees planted as mitigation, via notations on the final plat and within recorded covenants. Exemptions may be included to allow removal of those trees deemed dangerous or hazardous to public health, safety and welfare by a professional arborist.
- (d) Screening shall be implemented as follows:

(i) Fences, hedges or landscaping buffer strips may be required by the city to separate commercial and industrial zoning districts from residential districts or uses in conformance with the zoning ordinance standards;

(ii) In the case of residential subdivisions abutting major arterials, the applicant shall provide a buffer strip a minimum of 10 feet wide along the lot line abutting the arterial. Hedges or trees shall be planted in the buffer strip of a height that will become a solid, effective sight screen within three years, unless existing vegetation provides substantial screening;

(iii) Fencing may be required to limit access to areas that may be hazardous to the public, including stormwater detention ponds and facilities. Landscaping shall be required along the perimeter of the fence and may include a mix of trees and shrubs; and

(iv) Native vegetation and soil should be used to minimize the need for irrigation and pest control.

(6) Pedestrian/Bicycle Ways in and through Residential Subdivisions. In blocks over 800 feet in length, a pedestrian/bicycle way with a minimum width of 15 feet may be required through the middle of the block. The pathway shall be paved using materials accepted by the city engineer. If unusual conditions require blocks longer than 1,200 feet in length, two pedestrian/bicycle ways shall be required. Pedestrian ways may also be required to connect cul-de-sacs or to pass through unusually shaped lots to provide for public convenience (e.g., direct route to school, etc.), safety and circulation.

(7) Subdivision and Street Naming. Subdivision names shall not duplicate or too closely approximate phonetically the name of any other subdivision within the Longview area, except that in the case of successive subdivisions of a phased development, plats may be differentiated in name by sequential numbering or by direction (north, south, etc.). Streets having the same name except for "Court," "Lane" or other suffix shall be deemed duplicative and not permitted. Names of new streets running on a line with an existing street but separated by a park or barrier may duplicate the name of the existing street; provided, that a prefix indicating direction from the park or barrier is attached to the new street's name. The city council shall have the right to rename subdivisions and streets.

(8) Lots or Parcels.

(a) Each lot shall be provided direct access by means of minimum frontage on a dedicated and improved public street.

(b) The minimum size of any lot or parcel of property within a subdivision shall conform to the standards of this title unless otherwise approved pursuant to this title.

(c) Residential lots which have street frontage along two opposite boundaries shall be discouraged, except for reverse-frontage lots which are essential to provide separation to residential development from primary traffic arterials or collectors or to overcome specific disadvantages of topography and orientation. For such lots there shall be an easement or other restriction in favor of the appropriate governmental entity at least 10 feet wide along the lot lines abutting said primary arterial across which there shall be no right of access may be required.

(d) Insofar as practicable, side lot lines shall be at right angles to straight street lines and radial to corner street lines. Placing adjacent lots at right angles to one another shall be avoided where possible.

(e) Residential subdivisions should be designed so that individual lots or parcels do not require direct vehicular access to arterial streets and that direct access to collector streets is minimized.

(f) Where lots are more than double the minimum lot size required for the zone, the city council may require that the subdivision be designed to accommodate future subdivision and the opening of future streets and expansion of existing streets. The city may also require that a subdivision's street network be designed to accommodate future growth on adjacent properties in support of greater connectivity and a more efficient transportation network.

(g) Lots shall be laid out to provide drainage away from all buildings, and individual lot drainage shall be coordinated with the storm drainage pattern for the area. Drainage shall be designed to avoid concentration of stormwater from one lot to an adjacent lot.

(9) Blocks.

(a) Length. In general, blocks shall be as long as is reasonable and consistent with the topography and the needs for convenient access, circulation, control and safety of street

traffic and the type of land use proposed. The block length shall not ordinarily exceed 800 feet or be less than 400 feet; provided, that the city may approve an alternative design.

(b) Width. Except for reverse-frontage parcels or when topographic conditions do not permit, the width of blocks shall ordinarily be sufficient to allow for two tiers of lots of depths consistent with the type of land use proposed. This width shall normally be not less than 200 feet for the sum of two lot depths.

(c) Intersecting streets shall be so laid out that blocks shall not be more than 800 feet in length between rights-of-way for local access street only. In the case of long blocks or oddly shaped blocks and to facilitate pedestrian access to parks, playgrounds, open space or schools, the applicant may be required to construct pedestrian and bicycle easements of not less than five feet in width on a dedicated right-of-way or perpetual unobstructed easement of not less than 15 feet in width, to extend through the block(s) at location(s) deemed necessary. Widths of blocks shall be such as to allow two rows of lots, except that blocks along the perimeters of a plat may have one row of lots.

(d) Blocks intended for commercial and industrial use shall be designed specifically for such purposes, with adequate space provided for off-street parking, loading and delivery.

(10) Park and Recreation Improvements.

(a) The planning commission and city council shall review the need for park and/or trail development when reviewing preliminary subdivision applications and may require the developer to dedicate land for park development as a condition of approval in accordance with this title. For the purposes of this chapter, the term “park” shall also include trails. Applicant-paid park improvements shall be constructed per the plat conditions. As agreed to by the city, a fee-in-lieu of park land dedication proposal may be considered in accordance with RCW [82.02.020](#) and such fee shall be paid prior to final plat approval, unless otherwise authorized by the city. The location and characteristics of land dedicated for park and recreational purposes shall follow these standards:

(i) The area proposed for park dedication may be located either within or outside the boundaries of the property described in the subdivision, but must either be adjacent to an existing or proposed city park site or within the same park service area in which the subdivision is located. Park service area is considered to be within one-half mile of the subdivision for which it is required;

(ii) The area proposed for park dedication shall have characteristics and location which make it suitable for future inclusion into the city parks system, as determined by the director of parks and recreation;

(iii) With the approval of the director, the area proposed for park dedication or portion thereof may contain valuable or sensitive environmental features, preservation of which is consistent with the city's comprehensive plan and/or parks and recreation plan;

(iv) All lots within the subdivision for which park dedication is required shall have legal and convenient access to the area proposed for park dedication, at the time of final plat approval; and

(v) The topography, soils, hydrography and other physical characteristics of the area proposed for park dedication shall be of such quality as to allow the development of community or neighborhood parks, or to create a flat, dry, obstacle-free space on at least 90 percent of the total required area in a configuration which allows for active recreation, shall have no known safety hazards, and shall have no known physical problems such as the presence of hazardous waste, pipeline of power easements, drainage, erosion, or flooding that the director of parks and recreation determines would cause inordinate demands upon public resources for maintenance and operation of the property to be dedicated to the city. Park sites should also be located so that persons living within the service area will not have to cross a major arterial street to get to the site.

(b) Minimum Size of Land Dedicated for Park Purposes. Applicants who dedicate open space for park land pursuant to this chapter shall dedicate at least seven acres per 1,000 population generated by the proposed subdivision. This requirement is based on the level of service (LOS) standards adopted per the Longview park and recreation plan for needs of a neighborhood park including but not limited to such amenities as play equipment, athletic areas such as baseball/softball diamonds, soccer/football fields, volleyball courts, hard surface areas such as tennis courts, basketball courts, in-line skating rinks, picnic areas, walk/trail systems, restrooms, natural areas, open spaces and buffer zones. The formula for determination of the required minimum park dedication shall be:

(i) Single-family dwelling use districts and subdivisions of land zoned higher density where up to fourplexes are proposed shall provide .0168 acres of park area per

permitted dwelling unit within the plat, based on an average of 2.4 persons per household and desired park land ratio of seven acres per 1,000 people for neighborhood parks per the Longview park and recreation plan;

(ii) Developments consisting of multifamily dwellings shall provide park areas consistent with the standards set forth in Chapter [19.20](#) LMC;

(iii) Linear trails shall be designed as approved by the director of parks and recreation or their designee. Total trail area improved and/or dedicated may be less than the area standards above, as approved by the city.

(c) Final Plat Approval Conditioned upon Park Land Dedication. When approval of the final plat of a subdivision is conditioned upon the dedication and/or improvement of land for park/trail purposes, the final plat shall not be approved or recorded until the director of parks and recreation has determined in writing that any land to be dedicated is shown on the face of the final plat, or in a deed conveying the land to the city which has been recorded with the Cowlitz County auditor's office or the instrument conveying the land to the city has been transmitted to the city council for acceptance of the dedication by ordinance.

(11) Model Homes. Upon the filing of a final plat of a residential subdivision containing 20 or more single-family lots, in accordance with LMC [19.80.150](#), in districts that are designated as R-1 or in the portions of planned unit developments that are designated as R-1, a subdivider (as such term is defined in LMC [19.09.630](#)), who retains the ownership of not less than 85 percent of all of the lots therein, and whose business includes the construction of single-family dwellings for sale to others, may erect, maintain and operate a model home or model homes within said plat for the purpose of displaying said model home or model homes and for the sales of lots and contracting for the construction of homes for purchasers within said plats, subject to the following conditions:

(a) All model homes shall meet all district requirements for lot and yard dimensions;

(b) Model homes shall not be occupied for residential purposes, and any certificate of occupancy shall be temporary in nature and shall state that said model homes may be used only for a period of not to exceed 24 months following the date of issuance of a building permit, and may not be occupied as a residence until the issuance of a permanent certificate of occupancy by the building official;

(c) Use of such model homes for the purposes permitted by this section shall be discontinued within 24 months after the issuance of a building permit for construction thereof;

(d) Such model homes shall not be used as a means to sell lots, or dwelling houses located outside the plat;

(e) Such model homes shall not be used for any business activity between 9:30 p.m. and 9:00 a.m.;

(f) No banners, balloons or advertising signs on awnings shall be permitted. No more than two identifying signs shall be allowed at each model home and shall not interfere with right-of-way or public safety. All model homes shall be constructed, painted and decorated so as to blend in with surrounding properties, and no signs at the location of any model home shall be permitted advertising any business other than the subdivider and/or the sales agency representing the subdivider. Such model home signs shall be limited to one at each model home, not exceeding 12 square feet in area and not exceeding 42 inches above the level of the sidewalk. Such signs shall be removed prior to occupancy of the model home or when 75 percent of the lots within the subdivision have been sold, whichever occurs first. Such sign may not be illuminated;

(g) No more than one model home may be maintained for each 20 lots that are owned and offered for sale by the subdivider; provided, however, that the subdivider may reduce his, her or its ownership of the lots within the plat to less than 20 lots and to less than 85 percent of the lots within the plat by sales of lots therein without loss of the privilege of maintaining a model home;

(h) The privilege to maintain a model home may be granted to a subdivider or developer other than the original subdivider if such successor subdivider or developer is the owner of 20 or more adjoining vacant lots within the plat;

(i) Such model home may be used for displays and sales, and may be temporarily constructed in such a manner as to be incomplete as a dwelling house suitable for habitation and not in conformance with the requirements of the building code as a dwelling house, and driveways and sidewalks may be omitted therefrom; provided, however, that prior to the issuance of a permanent certificate of occupancy, said model home shall be altered or modified to comply with said building code in all respects and all required driveways and sidewalks shall be constructed;

(j) Sales and displays in such model homes may be conducted and presented by agents and/or employees of the subdivider or developer, or by others not employed by the subdivider or developer; provided, however, that no business activities conducted within or at the site of any such model home shall include products, commodities, or materials not delivered to and installed as a part of a dwelling house within the plat or of land situated outside the plat;

(k) A new subdivision or residential development of 20 lots or more shall be allowed one temporary sign not to exceed 32 square feet in area and 10 feet in height to be located only on a vacant lot owned by the developer of the subdivision at or near the primary entrance to the subdivision or development. Such sign shall only advertise or market the subdivision in which it is placed. Such sign shall be removed when 75 percent of the lots are developed, or no later than 24 months from final plat approval, whichever occurs first. Such sign shall not be illuminated nor located within 50 feet of any property line of an existing residence. One temporary sign identifying an engineer, architect, contractor, bank, or other professional service engaged in or used in the construction of a home or a utility within the subdivision may be erected on a lot within the subdivision when construction commences on that lot, provided such sign does not exceed eight square feet in area and 36 inches in height. Such sign shall be removed prior to occupancy of the structure or when construction of that lot is substantially complete. Such sign shall not be illuminated, nor located within 50 feet of any property line of an existing residence.

(12) Subdivisions – Less Than 20 Lots. A new subdivision or residential development of less than 20 lots and of four lots or more shall be allowed one temporary sign not to exceed 32 square feet in area and 10 feet in height to be located only on a vacant lot owned by the developer of the subdivision at or near the primary entrance to the subdivision or development. Such sign shall only advertise or market the subdivision in which it is placed. Such sign shall be removed when 75 percent of the lots are developed, or no later than 24 months from final plat approval, whichever occurs first. Such sign shall not be illuminated nor located within 50 feet of any property line of an existing residence. One temporary sign identifying an engineer, architect, contractor, bank, or other professional service engaged in or used in the construction of a home or a utility within the subdivision may be erected on a lot within the subdivision when construction commences on that lot, provided such sign does not exceed eight square feet in area and 36 inches in height. Such sign shall be removed prior to occupancy of the structure or when construction of that lot is substantially complete. Such sign shall not be illuminated, nor located within 50 feet of any property line of an existing residence. (Ord. 3090 § 2, 2009).

Section 17 That Chapter 19.80.150 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

19.80.150 Submission of construction plans.

After approval of a preliminary subdivision application and prior to the beginning of construction and installation of improvements or performance bonding or other assurance in lieu thereof, the applicant shall submit to the city engineered construction plans for all required improvements. Upon approval of the construction plans and prior to submission of the final plat, the applicant shall proceed to construct and install required improvements to completion, unless assurances as set forth in LMC [19.80.210](#) are accepted. Construction plans shall be drawn at a scale of no more than 40 feet to one inch with the following information shown:

(1) Vicinity map.

(2) Streets.

(a) Profiles showing original ground elevation and proposed elevations along centerlines of all streets;

(b) Radii of curves, lengths of tangents, angles, bearings on street centerlines, right-of-way, pavement widths, monuments; and

(c) Structural section of streets, curbs and sidewalks and ADA ramp design.

(3) ~~Grading, drainage and erosion control~~ **Stormwater management.**

(a) Overall project and individual ~~Lot~~ grading plans including approximate quantities of fill and excavation; ~~;~~

(b) Construction erosion and sediment control plans;

(c) Location of drainage and other utilities easements; ~~;~~

(d) -drainage retention proposals, p ~~Plan and profile view of~~ **stormwater drainage infrastructure including the catch basin size and location, and storm sewer pipe** size, type, location, depth and connections; ~~;~~

(e) Plan and profile view of stormwater management best management practices and facilities including size, location, drainage area, and inlet and outlet details; and

(f) Conservation, open space, and/or landscaped areas being utilized as low impact development (LID) stormwater best management practices.

- (4) Water mains. Plan and profile view of the location, size, type, depth and connections for lines, valves and fire hydrants.
- (5) Sanitary sewers. Plan and profile view of the locations, grades, connection elevations, pipe sizes and types, depths, lateral locations and manhole locations.
- (6) Illumination, striping and signing plan.
- (7) Landscaping **and open space management** plan.
- (8) Plan of other utilities: power, garbage.
- (9) All other information required by the city or required by plat conditions such as retaining walls.
 - (a) Applicable city of Longview standard details and notes.
 - (b) North arrow. (Ord. 3090 § 2, 2009).

Section 18. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance and the same shall remain in full force and effect. The City of Longview hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 19. That nothing in this Ordinance hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 20. That the City of Longview City Clerk is hereby ordered and directed to cause this Ordinance to be published.

Section 21. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 22. The City Council finds that this Ordinance is necessary for the immediate preservation of public health, safety and peace therefore shall be a public emergency ordinance in full force and effect upon adoption.

Passed by the City Council this ____ day of _____, 2017.

Approved by the Mayor this ____ day of _____, 2017.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

James McNamara

City Attorney

Published: _____