



STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

PRESENTED BY: Adam Trimble, Planner

PROJECT NAME: Preliminary Subdivision Plat: Mt. Solo Estates Phases 1-3

CASE NO.: PC 2018-1

RELATED CASES: E 2018-2

HEARING DATE: December 12, 2018

PROPOSAL: Preliminary Subdivision Plat approval for a 92 lot subdivision in three phases, on 30+/- acres of a 50+/- acre site [Exhibits A & B]

LOCATION: The property is located in west Longview and will connect two existing subdivisions of single family homes located between Willow Grove Connection Rd (State Route 432) and Mt. Solo Rd. between the 2000 and 1900 blocks of Branch Creek Drive. The property is located within the NW ¼ of Section 23, T8N, R3W & the SW ¼ of Section 14, T8N, and R3W in Cowlitz County
Parcel No.: Parcel Number(s): 107460100, 107200100, and 107340103

APPLICANT: Hinton Development Corp., SGA Engineering, PLLC
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Vancouver, WA 98685 Vancouver, WA 98663

CONTACT: Rob Hinton Phone (360) 546-1220 rob@hintondevelopment.com

PROPERTY OWNER: Solo, LLC

SEPA DETERMINATION: A mitigated determination of non-significance (MDNS) was issued by the SEPA Responsible Official on August 30, 2018. The comment period closed at 6:00PM on September 13, 2018 [Application No. E 2018-2] [Exhibit C]

I. BACKGROUND

A. GENERAL SITE INFORMATION

<i>Zoning District:</i>	R-1 Residential District
<i>Comprehensive Plan Designation:</i>	Low Density Residential
<i>Adjacent Land Uses:</i>	<u>North:</u> A manufactured home park, single family homes on large lots, Cowlitz County road maintenance yard, vacant land, Ocean Beach Hwy, and a retail convenience store. <u>East:</u> single family residential subdivision <u>South:</u> single family residential subdivisions, single family homes on large lots and vacant land. <u>West:</u> C.D.I.D No.1 Ditch No. 10, Willow Grove Connection road, Columbia River levy and estuary.
<i>Adjacent Zoning Designations:</i>	R-1 Residential, R-2 Residential and R-3 Residential.
<i>Parcel Size (square feet):</i>	Approximately 50 +/- acres
<i>Existing Vegetation:</i>	Predominantly grasses and shrubs, blackberry and some trees
<i>Existing Structures:</i>	No built structures. Three existing farmers' ditches are maintained on the property and a sewer force main extends under the future Branch Creek Drive
<i>Geologic Hazards:</i>	Soils have severe restrictions for urban development due to high water table and shrink/swell potential.
<i>Shoreline Designation:</i>	N/A
<i>Floodplains:</i>	No mapping indicators
<i>Frequently Flooded Areas:</i>	No mapping indicators
<i>Wetlands:</i>	Wetlands have been identified on the site and surrounding areas in the submitted Critical Areas report and accompanying wetland delineation and mitigation plan.
<i>Steep Slopes:</i>	No mapping indicators
<i>Unstable Soils:</i>	No mapping indicators
<i>Soils Description:</i>	Ch, Caples silty clay loam

<i>Soil Characteristics:</i>	Slowly permeable and surface runoff is very slow, poorly drained, slight susceptibility to erosion
<i>Gradient of Soils on-site:</i>	0-3%
<i>Seismic Liquefaction:</i>	Site has potential to liquefy in a seismic event
<i>Critical Area Recharge Areas:</i>	N/A

B. LAND USE HISTORY

The property has been farmland and pasture since the formation of the consolidated diking district #1 and establishment of Longview. The area of this application was previously approved by the City of Longview for a single family subdivision in 1998. Originally proposed as phases 3, 4, & 5 of the Master Plan for the Village at Mt. Solo, only phases 1 and 2 were completed, leaving the approval for this portion of the master plan to expire after several extensions. Since 1999, phases 1 and 2 of Village at Mt. Solo have been completed and built out with single family homes. The 5.7 acre Altrusa Park was constructed and dedicated to the City and wetland mitigation including a network of trails was completed for the existing subdivisions.

C. KEY ISSUES

Wetland mitigation

Seismic design to mitigate liquefaction risk

Emergency access and safety

D. DIMENSIONAL STANDARDS

Table 1 of LMC 19.20.030 Density and dimensional standards, specifies lot design standards in the R-1 zone.

Based on the information provided by the applicant, staff finds that the proposed lot dimensions meet the requirements for the R-1 zone in phases 1-3. Certain lots shown on the master plan will need to be re-configured to meet the minim requirements. The requirements are below:

Standard	
	R-1
Minimum lot size (square feet)	6,000; townhouses per PUD approval
Minimum lot frontage/width (feet)	50
Minimum lot frontage on a cul-de-sac: In all zones, lot frontage on cul-de-sac lots may be reduced up to 25 percent of base standard (see above)	
Maximum density (units per acre)	6 units

Standard	
	R-1
Front yard setback (feet)	25
Front yard setback (alley-loading) ³	15
Rear yard setback ⁴ (feet)	15
Side yard setback ⁵ (feet)	5
Side yard (street) setback – corner lot, street flanking (feet)	15
Maximum building height – residential (feet)	35
Maximum building height – accessory building (feet) ⁷	20
Maximum impervious area of lot ⁸	65%

E. APPLICABLE CODE SECTIONS

The development project proposed is governed by the Longview Subdivision Code, which is codified as LMC 19.80. Sections of the subdivision ordinance that are directly applicable to this proposal include (if applicable, the staff response is provided in italics immediately after the code requirement):

Planning Commission Action: LMC §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, stormwater management, erosion and sediment control and sanitary sewage disposal methods that are consistent with the city's current ordinances, standards and plans; *the applicant has submitted a utility plan and stormwater reports and obtained the necessary permits to start grading and pre-loading the site.*

(b) Appropriate provisions have been made for but not limited to public health, safety and general welfare; *the proposed design and required mitigation will provide for traffic calming features, sidewalks, walking trails and street lighting.*

(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; *the subdivision will construct streets, utilities and other improvements consistent with City of Longview standards and specifications. WSDOT has reviewed the SR432 deceleration lane plans and approved them previously.*

(d) Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for open space, parks, schools, dedications, easements and reservations; *the development will dedicate all streets, sidewalks and trails for public use. Open space and*

recreation has been provided through the existing Altrusa Park which was sized per city requirements in 1998 to serve the area covered by this subdivision. Additional open space will be provided by walking trails, wetlands and wetland buffer areas.

(e) The design of the proposed subdivision site has taken into consideration the physical features of the site, including but not limited to: topography, soil conditions, susceptibility to flooding, inundation or swamp conditions, steep slopes or unique natural features such as wildlife habitat or wetlands; *the site layout works with the existing sloughs, wetlands and physical features of the site. The applicant has elected to use wetland buffer enhancement and reduction to accommodate lots in some areas and more wetland protections in others.*

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

(g) Compliance with the following: *The 8 following requirements are discussed elsewhere in this staff report.*

(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) The stormwater 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;

(viii) Plans and specifications adopted by the public works department including those set forth in Chapter [12.50](#) LMC and the 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; *the site is located in an area exempt from flood insurance due to the presence of levees and sloughs maintained by the diking district.*

(i) Dedication of land to any public body, provision of public improvements to serve the subdivision may be required as a condition of subdivision approval. An offer of dedication may include a waiver of right of direct access to any street from any property, and if the dedication is accepted, any such waiver is effective. The city may require such waiver as a condition of approval. Any dedication, donation or grant as shown on the face of the plat shall be considered for all intents and purposes as a quitclaim deed to the said donor(s) grantee(s) for his/her/their use for the purpose intended by the grantor(s) or donor(s). If the plat is subject to a dedication, a certificate or separate written instrument shall contain the dedication of all streets and other areas

to the public, any individuals, religious societies or corporation (public or private), as shown on the plat, and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road. Said certificate or instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the lands subdivided and recorded as part of the final plat. *The final plat will prepare all required covenants and agreements for all public and private dedications as conditioned by the City with the preliminary plat approval.*

(2) Written Findings Required. During the public hearing on the preliminary plat, the city shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and any dedications proposed. The proposed subdivision and/or dedications shall not be approved/ accepted or recommended for approval/acceptance unless the planning commission and/or city council makes written findings that the approval criteria have been met. *Written findings and a staff recommendation to the Planning Commission to recommend approval of the subdivision with conditions are contained at the end of this staff report.*

(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. *City staff has thoroughly reviewed the application and recommends the Planning Commission and City Council approve the subdivision with the conditions of approval listed in this report. The developer shall be required to construct a sidewalk and a sewer force main in existing right of way to connect Branch Creek Drive to Ocean Beach highway along the west side of Mt. Solo Rd. A deceleration lane may be required on state route 432 at the subdivision entrance.*

(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. *A master plan showing an additional two phases for a total of 168 lots has been submitted with this subdivision application. The master plan is not binding but has allowed staff to evaluate the whether appropriate infrastructure, dedications and off-site improvements are included in the project to enable the future phases.*

(5) Length of Preliminary Approval. Approval of a preliminary plat shall be effective for five years from the date of city council approval...; *the LMC provides a process to request two year extensions if warranted.*

Public Improvements Minimum Standards LMC §19.80.130

Public improvements may be required of any subdivision and shall be installed at the expense of the owner. Unless otherwise noted, all designs shall be consistent with the 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:

In addition to standards contained herein, all subdivision plats shall comply with the following:

- (1) APWA Specifications;
- (2) The current edition of the Uniform Fire Code, as amended by the city;
- (3) Policies for street identification of the Cowlitz County Communication Center;
- (4) Applicable state laws and regulations.

- (1) Streets, Curbs, Sidewalks, Alleys. The standards set forth in Chapter [12.50](#) LMC shall be met. *Staff has reviewed the street layout and recommends a condition of approval for the applicant to determine traffic calming measures to be installed on select streets. The maximum unimpeded length on a residential street shall be 800-feet. For street segments over 800-feet, the engineer shall submit an analysis of potential traffic calming features. The streets to be considered shall include: existing Schneiter Drive started at SR 432, the proposed Branch Creek Drive extension, and existing Branch Creek Drive to Mt. Solo Rd. The Final Plat design review will evaluate whether the proposal meets standards.*
- (2) Stormwater management shall conform to Chapter [17.80](#) LMC and all other applicable statutes. *The applicant has submitted a stormwater report and drainage plan and worked with staff to obtain a grading permit and state construction stormwater permit.*
 - (a) 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. *The applicant proposes to integrate LID into the proposal.*
- (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.

Staff has proposed a condition of approval to require easements along the front property line to accommodate power and other utility providers. Final easement locations, widths and other details will be determined at final plat.

(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.

These requirements will be met or addressed by the applicant during the final plat design phase. The submitted preliminary plat shows designs consistent with the standards for utilities. A lighting study will be completed to evaluate where street lights are needed.

(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.

The applicant identifies only one mature tree on the phase 1-3 plat and proposes to remove it. The applicant proposes to fill the property to improve soil bearing capacity and a required grades for street and stormwater drainage. The fill will create a 2-4' deep depression around the tree, creating a drainage problem that will kill the tree. New street trees are proposed per City requirements and wetland buffer enhancement plantings will take place on-site. A Preliminary Landscape Plan and critical areas report have been submitted, which detail the proposed landscaping.

(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.

There are no blocks proposed greater than 800 feet in length.

- (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.

Branch Creek Drive, Schneider Drive, and Bethany Street are existing names. Sadie Lane/Sadie Circle and Melody Way are new proposed street names. There are no duplicate or similar street names found in the Longview vicinity.

(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.

The proposed lots in phases 1-3 appear to meet these requirements. All lots will be evaluated in the Final Plat design to determine if they meet these standards.

(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.

The proposed subdivision meets these requirements.

(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.

The proposed subdivision, while not a direct continuation of the previously approved master plan for the Village at Mt. Solo, will benefit from the existing 5.7 acre Altrusa Park built under that subdivision approval. As a condition of approval for the Village at Mt. Solo, the City, on the request of the Parks Director, required one large park to be built and dedicated instead of two smaller parks as was proposed. The Parks and Recreation Department has reviewed the proposed subdivision and determined the existing Altrusa Park, playground/shelter etc. is adequate and no additional park land is needed. The applicant proposes to develop and dedicate a trail in phases 1-3 for public use. The developer shall install graveled walking paths per the Parks and Recreation Department's specifications. Paths will be a minimum of 10'-12' in width.

F. STAFF DISCUSSION

City staff has the advantage of having reviewed and approved this subdivision in the past. Utilities, streets, recreation and stormwater management have been designed and approved previously. While some changes were made between the Village at Mt. Solo and the Mt. Solo Estates applications, the layout is very similar, as is the utility design. A long planned sewer force main will be constructed to connect the proposed subdivision to the sewer transmission mains in Ocean Beach highway. Other off-site improvements will help safely accommodate additional residents in the neighborhood; construction of a sidewalk along the west side of Mt. Solo Rd. to Ocean Beach Hwy and construction of a deceleration lane on SR 432 are examples. Traffic calming measures will be proposed and constructed on long, uninterrupted roads such as Branch Creek drive and Schneider Drive for safety and livability. Branch Creek drive will be improved to a minimum standard for emergency vehicle access, providing a second road outlet for the Village at Mt. Solo Phase 2 neighborhood (Island Drive/Schneider Drive).

The primary concern staff has regarding the proposed development is the underlying soils. The geotechnical report identified the soil on has severe restrictions for urban development due to high water table and shrink/swell potential. The geotechnical report, and subsequent addendum produced by the applicant, reflects those concerns and contains recommendations to minimize risks. The City has reviewed and approved a filling and grading permit so that soils can be imported to 'pre-load' the site and improve soil bearing capacity. Further recommendation from the geotechnical engineer will address methods for constructing foundations to minimize risk of damage from an earthquake.

Critical area wetlands and habitat have been addressed through a wetland delineation report and management plan. Wetlands on site will be largely preserved or avoided. The developer will be required to obtain all necessary permits from the U.S. Corps of Engineers, Department of

Ecology, and the Consolidated Diking Improvement District No. 1 a prior to commencing work within areas of those agencies jurisdiction. The applicant has designed phases 1-3 to avoid disturbing possible wetlands on the remainder of the site. With buffer enhancement and reduction the site will comply with the Longview Critical Areas Ordinance. A trail is proposed along Branch Creek drive in and adjacent to wetland buffers, which is permitted, and will allow for residents to enjoy wetland areas and provide access for routine maintenance of the wetland plants required for enhancement.

Notice of this public hearing was posted in two locations, mailed to property owners within 300 feet of the proposal and published in the newspaper 10 days prior to the public hearing and published again 3 days prior to the public hearing. [Exhibit D]

G. SEPA DETERMINATION

A completed Environmental Checklist was filed with the City of Longview. The Checklist was circulated for agency review and comment on September 14, 2007. The comment period closed on August 30, 2018 [Application No. E 2018-2]. The City received comments from CDID #1 regarding stormwater design for the final plat.

The SEPA documents are attached as [Exhibit C].

II. STAFF FINDINGS

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

III. RECOMMENDATION

Based on the analysis of the issues and findings of fact, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the Mt. Solo Estates Phases 1-3 Preliminary Plat, subject to the following conditions:

1. All required streets, sidewalks, street lighting, sanitary sewer, water and storm drainage systems shall be constructed to City of Longview standards. A lighting analysis shall be submitted and approved for the street illumination system prior to construction of any streets. Plans for construction for the above improvements shall be reviewed and approved by the City Engineer prior to construction. Concerns regarding specific construction details will be addressed during the plan review for each subdivision phase. The details included in the proposal are considered conceptual in nature. A lighting analysis will be required. Plans shall follow the City's standard details.
2. The developer shall provide paved temporary cul-de-sacs in accordance with City standards for phased incomplete streets in Phases 1 and 2, or an alternate turnaround as approved by the Longview Fire Marshal.
3. The developer shall construct a sidewalk along the west side of Mt. Solo Road to connect the sidewalks between the subdivision and the parcel on the SW corner of the intersection at Ocean Beach Highway & Mt. Solo Rd.
4. The street subgrade preparation, base and surfacing shall be designed by a qualified Geotechnical Engineer and shall not be less than the City of Longview standards.
5. The developer shall plant trees within the street right of way in accordance with Park and Recreation Department specifications and the standards of LMC 19.80.720.
6. The developer shall pump all sanitary sewage from Phases 2 of Village at Mt. Solo and the remaining phases of this subdivision to the existing sanitary sewer interceptor located in Ocean Beach Highway. Construction of a sewer force main along the West side of Mt. Solo Rd. from the northern boundary of Phase 1 of the Village at Mt. Solo subdivision to Ocean Beach Highway is required. As part of the Phase 1 construction, the existing Phase 2 sewer system from Village at Mt. Solo shall be redirected from discharging to the gravity system located in Phase 1 and shall discharge into the sewer system serving this subdivision.
7. All lots shall be graded to slope towards the streets or sloughs in such a manner that there shall be no standing water or drainage across adjoining properties. Rear lot line drainage systems are strongly discouraged.
8. An easement shall be granted to the City for the proposed path/trail and shall include rights of access and maintenance by the City.
9. Community mailboxes (or mail service as approved by the USPS) shall be provided by the developer prior to final plat approval or Bonded.
10. The developer shall be required to obtain all necessary permits from the U.S. Corps of Engineers, Department of Ecology, Consolidated Diking Improvement District No. 1 and the Washington State Department of Transportation prior to commencing work within those agencies area of jurisdiction.

11. The developer will be required to dedicate the land containing Ditch 15 and sufficient area for 25-ft wide continuous clear access measured from top of bank, including adjacent buffers and wetland mitigation areas, with the understanding that the natural watercourse will not be improved; or a lesser area as approved by the CDID No.1 Board. In addition, the following provisions must be met:
 - a. An access gate must be provided behind back of sidewalk at the end of Branch Creek Dr, near the intersection of Greyhawk Ln (per CDID#1 standard specifications); and
 - b. The tank traps between Schneider Drive and Ditch 10 must be filled; and
 - c. The City of Longview will maintain responsibility for trail maintenance under an interlocal agreement in the same manner previously agreed to for the trails at Village at Mt Solo.
12. The phases shall be developed in the sequence presented on the preliminary plat; unless approved per LMC §19.80.190: Modifications to approved preliminary plats.
13. The maximum unimpeded length on a residential street shall be 800-feet. For street segments over 800-feet, the engineer shall submit an analysis of potential traffic calming features. The streets to be considered shall include: existing Schneider Drive started at SR 432, the proposed Branch Creek Drive extension, and existing Branch Creek Drive to Mt. Solo Rd. Suggested traffic calming features can be found on FHWA webpage under the FHWA Traffic Calming ePrimer – Module 3 Table 3.1 Likelihood of Acceptability of Traffic Calming Measures. Traffic calming features shall be constructed prior to final plat approval for the subdivision. This is required SEPA determined mitigation #2.
14. Unless otherwise approved by the Director of Public Works, access to corner lots that front on two streets shall be from the lower street functional classification.
15. For the reduced radius curve on Branch Creek Drive, parking shall be restricted in front of Lots 32, 33 Phase I and Lots 143, 144, 145 Phase IV and VILLAGE AT MT SOLO PH 2 LOT: 63. The developer shall design and install speed limit signs, special center line delineation markers, and no parking signs as per the City Engineer's requirements.
16. The Developer must provide a subdivision improvement bond for completion of sidewalks and street trees if those items are not constructed prior to final plat approval.
17. The developer shall provide utility easements in accordance with Cowlitz PUD requirements. The easement areas are for the installation, operation, and maintenance of underground utilities. The plat covenants shall show that all utility agencies, their successors and assigns, shall have a continuing right of ingress and egress over, across, along and upon the easement area involved at any and all times.

RECOMMENDED MOTION

“Move to accept the findings of the planning staff and submit a favorable recommendation to the Longview City Council of Case No. PC 2018-1, subject to the conditions of approval contained within the staff report.”

IV. EXHIBITS

- A. Application
- B. Preliminary Subdivision Plat
- C. SEPA documents
- D. Public Notice

Report date: December 5, 2018