

## Legislation Details

<b>File #:</b>	PC 2019-1 1/10/2019	<b>Version:</b>	1	<b>Name:</b>	MT. SOLO ESTATES PRELIMINARY PLAT APPLICATION - SET DATE TO CONSIDER PLANNING COMMISSION'S RECOMMENDATION
<b>Type:</b>	Agenda Item	<b>Status:</b>			Passed
<b>File created:</b>	1/3/2019	<b>In control:</b>			City Council
<b>On agenda:</b>	1/10/2019	<b>Final action:</b>			1/10/2019
<b>Title:</b>	MT. SOLO ESTATES PRELIMINARY PLAT APPLICATION - CONSIDER PLANNING COMMISSION'S RECOMMENDATION				

COUNCIL STRATEGIC INITIATIVE ADDRESSED:  
Council Initiative: Preserve and enhance neighborhoods

CITY ATTORNEY REVIEW: N/A

### SUMMARY STATEMENT:

Hinton Development Corporation has applied for preliminary plat approval for a subdivision titled Mt. Solo Estates Phases 1-3. This proposed 92 lot subdivision will be developed in three phases on approximately 30 acres. The first phase will develop 14 lots. 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 1900 and 2100 blocks of Branch Creek Drive.

On December 12, 2018, the Longview Planning Commission held a public hearing on the Preliminary Plat application. Following the public hearing, the Planning Commission voted unanimously to recommend approval of the preliminary plat subject to 17 conditions. The recommended approval conditions and finding of fact are given in an attached memorandum. The City Council shall consider the recommendations of the planning commission and may adopt or reject the recommendations of such hearing body based on the record established at the public hearing. Per State law, no new evidence may be introduced at the City Council meeting. The approval of a preliminary plat application is a quasi-judicial decision.

### RECOMMENDED ACTION:

Motion to grant approval of the Mt. Solo Estates Preliminary Plat application and adopt the findings and conditions of approval recommended by the Planning Commission.

### STAFF CONTACT:

Adam Trimble, Planner

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Planning Commission recommendation, 2. Staff Report Mt Solo Estates 1-3 Prelim Plat rev1, 3. Exhibit A Application Mt Solo Estates 1-3, 4. Exhibit B Preliminary Plat, 5. Exhibit C SEPA MDNS checklist, 6. Exhibit D Public Notice

Date	Ver.	Action By	Action	Result
1/10/2019	1	City Council	approved	Pass