



Legislation Text

File #: 18-5348, **Version:** 1

MT. SOLO ESTATES PARK LAND DEDICATION

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: Quality of Place

ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

A developer has submitted preliminary plan sets for two phases of the Mt. Solo Estates in West Longview. Ordinance No. 2661, Chapter 19.70, requires dedications of land to the City of Longview in all future plats of residential property that include 25 acres or more, to provide parks and recreation facilities for persons who reside in single or multifamily dwellings that are constructed within or nearby such platted land.

The current proposal is 70 lots and the ordinance would require a dedication of 1.17 acres of park land or fee in lieu of the dedication. The master plan provided calls for 168 lots which would require 2.82 to satisfy the requirement. There would be an increase estimate of 168 - 403 new people in the neighborhood. There are other ways to satisfy the requirement such as applicant-paid park improvements. These 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. These improvements could include trails, playground enhancements, park amenities, etc.

RECOMMENDED ACTION:

Review the current ordinance, preliminary plan set, Park Comprehensive Plan, and discuss possible recommendation for land dedication.