



AGENDA – Monday, September 17, 2018

7:00 p.m. City Council Meeting

Long Beach City Hall
115 Bolstad Avenue West

7:00 p.m. CALL TO ORDER; PLEDGE OF ALLEGIANCE; AND ROLL CALL

Call to order	Mayor Phillips, Council Member Linhart, Council Member McGuire,
And roll call	Council Member Murry, Council Member Cline & Council Member Kemmer.

PUBLIC COMMENT

At this time, the Mayor will call for any comments from the public on any subject whether or not it is on the agenda for any item(s) the public may wish to bring forward and discuss. Preference will be given to those who must travel. **Please limit your comments to three minutes. The City Council does not take any action or make any decisions during public comment.** To request Council action during the Business portion of a Council meeting, contact the City Administrator at least one week in advance of a meeting.

CONSENT AGENDA – TAB A

All matters, which are listed within the consent section of the agenda, have been distributed to each member of the Long Beach City Council for reading and study. Items listed are considered routine by the Council and will be enacted with one motion unless a Council Member specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following items:

- Minutes, September 4, 2018 City Council Meeting
- Payment Approval List for Warrant Registers 58087-58121 & 83992-84081 for \$236,315.28

Proclamation to name September as National Childhood Cancer Awareness Month

BUSINESS

- AB 18-57 – DR 2018-39 Discovery Development – TAB B

DEPARTMENT HEAD ORAL REPORTS CORRESPONDENCE AND WRITTEN REPORTS – TAB C

- Police Chief's Report for August 2018
- Wastewater Department Report for August 2018
- Water Department Report for August 2018
- 2018 RCO YAF Grant Preliminary Ranking
- Columbia Crossroads Letter of Thanks

FUTURE CITY COUNCIL MEETING SCHEDULE

The Regular City Council meetings are held the 1st and 3rd Monday of each month at 7:00 PM and may be preceded by a workshop.
October 1, 2018, October 15, 2018 & November 5, 2018

ADJOURNMENT

American with Disabilities Act Notice: The City Council Meeting room is accessible to persons with disabilities. If you need assistance, contact the City Clerk at (360) 642-4421 or advise City Administrator at the meeting.

TAB - A

LONG BEACH CITY COUNCIL MEETING

September 4, 2018

6:30 COUNCIL WORKSHOP

C. Linhart, C. Cline, C. Murry, C. Kemmer, and C. McGuire were all present.

WS 18-20- Zoning Amendments

- Ariel Smith, Community Development Director, presented the workshop bill. The staff requested clarification on some items that have already been discussed.
-Wrapping up discussion on food trucks
- **No decisions or motions were made at this time.**
- The Mayor adjourned the workshop at 6:55 p.m.

7:00 CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL

Mayor Phillips called the meeting to order; asked for the Pledge of Allegiance and roll call.

ROLL CALL

David Glasson, City Administrator, called roll with C. Linhart, C. Cline, C. Murry, C. Kemmer and C. McGuire were all present.

PUBLIC COMMENT

Kathleen Graham commented on the propane tanks located at 4th St. North and Ocean Beach Blvd.

CONSENT AGENDA

Minutes, August 6, 2018 City Council Meeting

Payment Approval List for Warrant Registers 58025-58059 & 83855-83931 for \$208,164.69

Payment Approval List for Warrant Registers 58060-58086 & 83932-83991 for \$186,927.25

C. Linhart made the motion to approve the Consent Agenda. C. McGuire seconded the motion; 5 Ayes, motion passed.

BUSINESS

AB 18-53 – Dangerous Dog Ordinance 956

Ariel Smith, Community Development Director, presented the Agenda Bill. The City of Long Beach last updated its dog ordinance prior to the improvements of Stanley Field. Since Stanley Field has been renovated, the Council has discussed some amendments to this ordinance.

C. Kemmer made the motion to adopt Ordinance 956. C. Linhart seconded the motion; 5 Ayes, motion passed.

AB 18-54 – Complete Streets Ordinance 957

Ariel Smith, Community Development Director, presented the Agenda Bill. Being a “Complete Streets” city stresses the importance of being a pedestrians and bicycle friendly city. Taking a close look at our street inventory and whether or not the main streets have lighting, sidewalks and bike lanes. This ordinance make the city eligible for certain TIB funding sources.

C. Linhart made the motion to adopt Ordinance 957. C. Cline seconded the motion; 5 Ayes, motion passed.

AB 18-55 – Amending Business License Ordinance 958

Ariel Smith, Community Development Director, presented the Agenda Bill. Council reviewed the two options mandated by the State – either keep separate records of businesses that do not have a brick and mortar and do not exceed gross sales of \$2,000 or less or do not require them to obtain business licenses. Council chose to not require a business license for those that do not hit that dollar amount. The state’s language is included in the packet.

C. Linhart made a motion to adopt Ordinance 958. C. Cline seconded the motion; 1 Nay (C. Murry); 4 Ayes, motion passed.

AB 18-56 – Bolstad Restroom Bids

Ariel Smith, Community Development Director, presented the Agenda Bill. The city received bids from three contractors for the project. Low bidder was Collaborative Construction for \$450,736 and the high bidder was Roglin’s, Inc. The City’s architect estimated a construction cost of \$225,000- \$250,000. Erik reviewed the bids and they are high across the board. His recommendation is to rebid the project in early 2019.

C. Linhart made a motion to reject all bids. C. McGuire seconded the motion; 5 Ayes, motion passed.

DEPARTMENT HEAD ORAL REPORTS

CORRESPONDENCE AND WRITTEN REPORTS

- Wastewater Treatment Plant Outstanding Performance Award
- Wastewater Department Report for July 2018
- Water Department Report for July 2018
- Park, Stormwater & Streets Report for July 2018
- Package Travel Sales Sheet
- Beach Wheelchair Flyer
- Long Beach Walking Map
- Lodging Tax Collections
- Sales Tax Collections
- Permit Directory

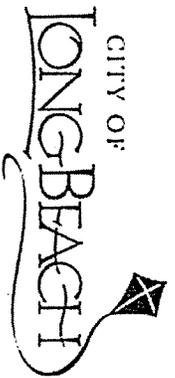
ADJOURNMENT

The Mayor adjourned the meeting at 7:22 p.m.

Mayor _____

ATTEST:

City Clerk



Warrant Register

Check Periods: 2018 - September - First

I, THE UNDERSIGNED DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE MATERIALS HAVE BEEN FURNISHED, THE SERVICES RENDERED OR THE LABOR PERFORMED AS DESCRIBED HEREIN AND THAT THE CLAIM IS A JUST, DUE AND UNPAID OBLIGATION AGAINST THE CITY OF LONG BEACH, AND THAT I AM AUTHORIZED TO AUTHENTICATE AND CERTIFY TO SAID CLAIM.

Council Member	Council Member	Council Member	Clerk/Treasurer
58087	Bell, Helen S	9/5/2018	\$306.68
58088	Brinton, Jacob	9/5/2018	\$1,761.12
58089	Booi, Kristopher A	9/5/2018	\$1,845.19
58090	Cline, Kevin M	9/5/2018	\$266.95
58091	Cox, Mallory E	9/5/2018	\$495.74
58092	Gilbertson, Bradley K	9/5/2018	\$1,737.29
58093	Goutler, John R.	9/5/2018	\$2,034.31
58094	Haskin, Katie R	9/5/2018	\$24.14
58095	Huff, Timothy M.	9/5/2018	\$1,696.79
58096	Kaino, Kris	9/5/2018	\$1,015.75
58097	Kemmer, Hollie L	9/5/2018	\$266.95
58098	Kemmer, Larry L	9/5/2018	\$1,363.56
58099	Linhart, Steven P	9/5/2018	\$266.95
58100	Luehse, Paul J	9/5/2018	\$2,691.11
58101	McGuire, Tina M	9/5/2018	\$266.95
58102	Miller, Matt W	9/5/2018	\$1,364.59
58103	Mortenson, Tim	9/5/2018	\$2,192.57
58104	Murry, Del R	9/5/2018	\$266.95
58105	Padgett, Timothy J	9/5/2018	\$1,559.58
58106	Persell, Whitney J	9/5/2018	\$1,084.03
58107	Quitner, Jonathan H	9/5/2018	\$971.13
58108	Warner, Ralph D.	9/5/2018	\$1,146.92
58109	Williams, David L	9/5/2018	\$369.30
58110	Wood, Matthew T	9/5/2018	\$1,614.38
58111	Wright, Flint R	9/5/2018	\$2,709.10
58112	Zuern, Donald D.	9/5/2018	\$2,224.56
58113	AFLAC	9/5/2018	\$426.65
58114	Association of WA Cities	9/5/2018	\$30,859.51
58115	City of Long Beach - Fica	9/5/2018	\$13,766.32

Execution Time: 9 second(s)

58116	City of Long Beach - FWH	9/5/2018	\$8,701.43
58117	Council Gift Fund	9/5/2018	\$60.00
58118	Dept of Retirement Systems	9/5/2018	\$15,715.10
58119	Dept of Retirement Systems Def Comp	9/5/2018	\$2,825.00
58120	Massmutual Retirement Services	9/5/2018	\$575.00
58121	Teamsters Local #58	9/5/2018	\$203.50
83992	Bolden, Dee	9/6/2018	\$1,311.00
83993	Castaneda, Elzie Kaylene	9/6/2018	\$380.00
83994	Fowler, Patrick	9/6/2018	\$351.50
83995	Grotting, Ed	9/6/2018	\$1,311.00
83996	Hoover, Eugene	9/6/2018	\$323.00
83997	Silba, Keshia	9/6/2018	\$969.00
83998	Smith, Mark S	9/6/2018	\$1,311.00
83999	ELKS LODGE BPOE 1937	9/6/2018	\$300.00
84000	Pacific County Auditor	9/6/2018	\$37.00
84001	Perrine, Barney	9/6/2018	\$125.00
84002	Tangly Cottage Garden	9/6/2018	\$853.99
84003	Vision Municipal Solutions	9/6/2018	\$590.61
84004	WACE	9/6/2018	\$40.00
84005	Kemmer, Larry	9/7/2018	\$430.49
84006	Miller, Matt	9/7/2018	\$430.49
84007	Phillips, Jerry	9/7/2018	\$597.59
84008	Dockter, Jordan	9/12/2018	\$245.00
84009	Eastham, Miranda	9/12/2018	\$245.00
84010	Grove, Jeremy	9/12/2018	\$510.00
84011	Johnson, Adam	9/12/2018	\$510.00
84012	Kessler, Leon	9/12/2018	\$510.00
84013	Layman, Heath	9/12/2018	\$655.00
84014	Lee, James K.	9/12/2018	\$470.00
84015	McClain, Mark	9/12/2018	\$510.00
84016	Mortmeyer, Laney	9/12/2018	\$540.00
84017	Musso, John	9/12/2018	\$500.00
84018	Padgett, Smokey	9/12/2018	\$470.00
84019	Queen, James	9/12/2018	\$500.00
84020	Radtke, William	9/12/2018	\$430.00
84021	Seeman, Wayne J.	9/12/2018	\$530.00
84022	Stephenson, Dave	9/12/2018	\$470.00
84023	Watts, Bruce	9/12/2018	\$540.00
84024	Supervision Inc	9/13/2018	\$10,269.50
84025	Dept of Ecology	9/13/2018	\$14,974.09
84026	Active Enterprises, Inc.	9/13/2018	\$12.68
84027	Airgas USA LLC	9/13/2018	\$43.30
84028	All Safe Mini Storage	9/13/2018	\$190.00
84029	AlSCO-American Linen Div.	9/13/2018	\$167.67
84030	American Bus Association	9/13/2018	\$1,595.00
84031	Astoria Janitor & Paper Supply	9/13/2018	\$1,556.57

84032	Baber, Terry	9/13/2018	\$300.00
84033	Backflow Management Inc	9/13/2018	\$1,501.25
84034	Bailey's Saw Shop	9/13/2018	\$14.06
84035	Brighter Side Marketing	9/13/2018	\$775.00
84036	BSK Associates	9/13/2018	\$800.00
84037	Cascade Columbia Distribution CO	9/13/2018	\$4,567.14
84038	CenturyLink	9/13/2018	\$1,562.14
84039	Charter Communications	9/13/2018	\$254.93
84040	Chevron & Texaco Business Card Services	9/13/2018	\$3,500.00
84041	Chico's	9/13/2018	\$274.09
84042	Chinook Observer	9/13/2018	\$107.65
84043	Clatsop Power Equipment	9/13/2018	\$16.98
84044	Cottage Bakery	9/13/2018	\$177.47
84045	CRUISE MASTER PRISMS	9/13/2018	\$40.80
84046	Day Wireless Systems	9/13/2018	\$259.44
84047	Dennis Company	9/13/2018	\$875.31
84048	Dept of Ecology	9/13/2018	\$3,706.60
84049	Ecological Land Services	9/13/2018	\$819.75
84050	Ellyson, Sue	9/13/2018	\$29.99
84051	Emergency Medical Products, Inc	9/13/2018	\$44.00
84052	Englund Marine Supply	9/13/2018	\$109.50
84053	Evergreen Septic Inc	9/13/2018	\$796.00
84054	Ford Electric	9/13/2018	\$683.16
84055	Goulter, Allen J III	9/13/2018	\$1,300.00
84056	Gray, Karen	9/13/2018	\$13.99
84057	Iron Mountain	9/13/2018	\$122.70
84058	Lawson Products, Inc.	9/13/2018	\$101.75
84059	MANSFIELD ALARM CO, INC	9/13/2018	\$105.00
84060	Neofunds	9/13/2018	\$1,051.12
84061	Ocean Beach Hospital	9/13/2018	\$1,020.50
84062	Ohana Media Group	9/13/2018	\$200.00
84063	Orman & Son Builders	9/13/2018	\$742.80
84064	One Call Concepts, Inc.	9/13/2018	\$36.38
84065	Pacific County Sheriffs	9/13/2018	\$810.00
84066	Peninsula Sanitation	9/13/2018	\$1,982.44
84067	Peninsula Visitors Bureau	9/13/2018	\$39,695.60
84068	Penoyar, Joel	9/13/2018	\$4,140.00
84069	Penoyar, William	9/13/2018	\$1,000.00
84070	Quill Corporation	9/13/2018	\$69.00
84071	Rosewood Entertainment	9/13/2018	\$125.00
84072	Sea Western Fire	9/13/2018	\$880.00
84073	Sid's Iga	9/13/2018	\$41.69
84074	Solutions Yes	9/13/2018	\$460.54
84075	STAPLES ADVANTAGE	9/13/2018	\$204.68
84076	Sternberg Lighting	9/13/2018	\$1,444.00
84077	SUNSET AUTO PARTS, INC	9/13/2018	\$801.88

Execution Time: 9 second(s)

Printed by CLB1\HelenB on 9/13/2018 4:28:44 PM
Register

Page 3 of 4

84078
84079
84080
84081

Total Battery & Auto
Visa
WACE
Wilcox & Flegel Oil Co.

9/13/2018
9/13/2018
9/13/2018
9/13/2018

Total	Check
Grand Total	\$236,315.28

\$15.44
\$6,037.29
\$40.00
\$2,177.64

Proclamation

Childhood Cancer Awareness Month

Whereas, the National Cancer Institute (NCI) and the American Cancer Society (ACS) report cancer as the leading cause of death by disease among U.S. children between 0 and age 19. This tragic disease is newly diagnosed in over 10,270 of our country's young people under the age of 15 each and every year. Over 40,000 children undergo treatment each year; and

Whereas, one in five of our nation's children loses his or her battle with cancer. This year alone, an estimated 1,190 cancer deaths will occur in children. Cancer is the leading cause of death by disease in children 1 to 14; and

Whereas, 60% of infants, children and teens who survive will suffer from the long-term effects of comprehensive treatment, including secondary cancers; and

Whereas, we recognize the many organizations in our community that provide services and support to this population, thereby enhancing the quality of life for these children and their families.

Now, Therefore, I, Jerry Phillips, as Mayor of the City of Long Beach, Washington, do hereby proclaim September 2018 as

Childhood Cancer Awareness Month

in Long Beach in order to help raise awareness of pediatric cancer and its victims and encourage our residents to recognize the impact of pediatric cancer on families within our community and honor the children in our community whose lives have been cut short by cancer.

Date

Signed by

Attested by

TAB - B



**CITY COUNCIL
AGENDA BILL
AB 18-57**

Meeting Date: September 17, 2018

AGENDA ITEM INFORMATION		
SUBJECT: <i>Design Review – Discovery Development</i>	<i>Originator:</i>	
	Mayor	
	City Council	
	City Administrator	
	City Attorney	
	City Clerk	
	City Engineer	
	Community Development Director	AS
	Finance Director	
	Fire Chief	
	Police Chief	
	Streets/Parks/Drainage Supervisor	
COST: N/A	Water/Wastewater Supervisor	
	Other:	

SUMMARY STATEMENT: *The Planning Commission reviewed this and approved it with the attached conditions. This development consists of two triplexes and one duplex on the north side of the 28th Street NW. Environmental permitting was done in 2012 and the project was put on hold due to the economic downturn. The short plat, wetland mitigation, and stormwater drainage improvements have been completed.*

RECOMMENDED ACTION: *Approve the design review as recommended by the Planning Commission.*

City of Long Beach
Department of Community Development

STAFF REPORT

TO: Long Beach City Council
CASE No.: DR 2018-39
Multi-Family Residences in the S2 Zone
APPLICANT: Konstantin Bozodin
SITE ADDRESS: 200, 220 & 240 28th ST NW
AUTHORITY: Design Review by City Council Pursuant to
Section 12-10-5(C), Long Beach City Code
DATE: September 17, 2018

BACKGROUND

The applicant requests approval of DR 2018-39, which proposes construction of two triplexes and one duplex to be located on the north side of 28th St NW, approximately 730 feet west of Pacific Way N. Please see attached location map.

The subject property is located in the S2 – Shoreline Multi-Family Residential zone, where design review is required. The applicant proposes two triplexes and one duplex, each unit being approximately 1,458 square feet (SF). These units will be placed on an approximately 85,000 SF lot owned by Discovery Development, Inc. Each unit includes a garage and concrete pad for parking.

In the area of the subject site, development is all multi-family residential. Houses along the street are freestanding residential multi-family dwellings. The homes to the east and west are similar in nature to what is proposed. See attached photos. According to the Pacific County Assessor, nearby homes are in average to good condition. All of these homes have a definite “beach” feel to them, and most along the street exhibit the Early Seashore architectural theme, including natural cedar siding, wooden trim, and natural landscaping.

Pursuant to 12-8B-1 of the Zoning Code, the intent of the S2 multi-family residential restricted district is to:

... provide for a medium density, residential neighborhood character and to provide for community services and facilities that will serve the area's population. Development is subject to restrictions to protect, preserve, enhance, and contribute to both the values of significant environmental features and the historical beach village character. The S2 shoreline multi-family residential district partially implements the MDR medium density residential land use

designation of the Long Beach comprehensive plan and the rural residential environment of the shoreline master program

PROCEDURAL INFORMATION

Authorizing Ordinances: Long Beach City Code Title 12, Zoning Regulations, Section 12-10-5(C). More specifically as follows:

Section 12-10-5: Review Procedure; Item C: The City Council shall review and act upon any design review application not included in subsections A and B of this section. Prior to its review, the City Council shall receive a recommendation from the City

Administrator and the Planning Commission.

The applicant requests construction of eight (8) multi-family residential units. Design review and final action are approved by the City Council, with recommendations by the City Administrator and Planning Commission.

ANALYSIS

Below are relevant sections of the Long Beach City Code. Breaks in sequencing occur where sections of the Code that are not relevant to this proposal have been omitted.

Permitted Uses

Section 12-8B-2(A) sets forth permitted principal uses for the S2 zone, which include multi-family dwellings, 4 or fewer units.

The project as proposed conforms to code.

Standards

Section 12-8A-4 sets forth standards in the S2 zone district:

A1. Lot Size/Lot Area: The minimum lot size is ten thousand (10,000) square feet. Construction on lots platted prior to the effective date hereof, with less than ten thousand (10,000) square feet, will be permitted where total lot coverage does not exceed seventy-five percent (75%).

The applicant proposes that tract A house one duplex. This lot is approximately 15,609 SF in area. Tract B would house a triplex and is approximately 18,801 SF. Tract C would also house a triplex and is approximately 22,269 SF. Tract D is designated as a conservancy lot and is approximately 20,672 SF. This lot was platted prior to the effective date of this code, and therefore the project as proposed conforms to code.

A2. Lot Coverage: No more than sixty percent (75%) of any lot shall be covered by structures and/or impermeable surfaces.

The project as proposed would result in a maximum of 35% impervious cover. The project as proposed conforms to code.

A3. Setback Requirements:

- Front Yard: Ten feet (10') minimum.
- Side Yard: Five feet (5') minimum.
- Rear Yard: Ten feet (10') minimum.

The project proposes the following:

Duplex (TRACT A)

East (rear) yard: 10'

West (front) yard: 50'

North (side) yard: 10'

South (side) yard: 72'

Triplex (TRACT B)

North (rear) yard: 10'

South (front) yard: 30'

West (side) yard: 59'

East (side) yard: 13'

Triplex (TRACT C)

West (rear) yard: 6' abutting conservancy lot

East (front) yard: 45'

North (side) yard: 11'

South (side) yard: 63'

The project as proposed conforms to code, except for the rear side yard setback on TRACT C that is abutting the conservancy lot.

B. Building Height: The maximum building height shall be thirty five feet (35'), except the maximum height of an accessory building with a gross floor area of less than two hundred (200) square feet shall be fifteen feet (15').

The applicant proposes the structures to be approximately 26' high from grade at its highest point. The project as proposed conforms to code.

D. Parking: Parking: As provided for in chapter 12 of this title. Chapter 12 of the zoning code defines on-site parking requirements for the R1R zone as follows:

Section 12-12-2(A): One and two-family residences: two (2) parking spaces per dwelling unit; tandem parking allowed. Multi-family residences, 3 or more dwellings: 1 for each studio or one-bedroom unit; 1.5 for each two-bedroom unit; 2 for each three-bedroom or larger unit; plus 1 visitor space for every 4 dwelling units

The project as proposed has a garage area and parking on a concrete pad in front of the garage. There will also be two visitor spaces required. This will total 18 parking spaces for the whole project. Therefore, it conforms to code.

E. Design Review: All new construction, additions, and exterior alterations shall be subject to design review.

The applicant has made a complete submittal for design review in accordance with City Code. The project as proposed conforms to code.

F. Landscaping: As provided for in chapter 13 of the zoning code. Chapter 13 of the zoning code defines landscaping requirements for the R1R zone as follows:

12-13-1(C): Required Landscaping in all Districts, Landscape Materials: Required landscaping shall be predominantly native or plant materials suited to the coastal setting. Consideration should be given to the appearance of the landscaping in all seasons. Landscaping plans shall be designed to conserve and make efficient use of water. Plant sizes shall be used that will best ensure their survival, and to provide coverage within two (2) years. Deciduous trees shall have a minimum trunk diameter of two inches (2") at time of planting. Evergreen trees shall be a minimum of six feet (6') tall at time of planting. Ground cover shall be used to fill in between larger plants; mulch such as river rock or bark may be used only if approved as part of the overall landscaping plan and

shall be limited. Land disturbed by development activities shall be revegetated at least to its pre-development condition.

12-13-9: Residential Districts: Landscaping in residential zones shall cover all open areas of the site, excluding driveways, walkways and patios. Trees, shrubs and planting beds, with both perennials and annuals, are encouraged. Extensive use of mulch such as rock or bark is not allowed.

This case is a unique one as the entire area is wetland or buffer, therefore landscaping is a difficult thing to accomplish as a majority of the native areas have to remain that way. Lavender bushes will line the entry ways to the dwelling units, with river rock and driftwood accents. Along 28th Street the majority of the landscaping is river rock with drift wood accents therefore, this plan would conform with the rest of the street.

12-13-11: Required Maintenance: All required landscape areas shall be properly maintained and kept in good condition at all times in order to present a neat, lively and orderly appearance. Where necessary, irrigation shall be installed to insure the landscaping will be healthy and viable. No certificate of occupancy shall be issued unless and until landscaping is installed as required by the landscaping plan

The project as proposed would include primarily natural landscaping, which would require no or minimal irrigation. The project as proposed conforms to code.

Common Criteria for Approval

Section 12-10-7(B) sets out the common design criteria for all districts in general terms. Following are the relevant sections of the municipal code; a break in the sequencing occurs where sections that are not relevant to this proposal have been omitted.

1. Siding: Natural wood siding such as board and batten, clapboard, shiplap and wood shingles is encouraged, depending on the zone district in which the property is located. Metal, stone, and brick siding may be allowed as accent materials in zones where it is not prohibited. However, it is the intent of this title to use metal and masonry as an accent in combination with other siding materials and not to use either as the exclusive siding material, as structures constructed exclusively with metal or masonry do not meet the intent of the early seashore or contemporary seashore architectural theme required in certain zones.

The project proposes siding of cedar shingles. This material conforms to code.

2. Roofing Materials: Metal roofing is allowed.

The project as proposed includes a composition shingle roof. The project as proposed conforms to code.

3. Windows: Wood sash windows are preferred. Vinyl or clad windows are acceptable with an exterior wooden trim. Operable wooden storm shutters are also acceptable.

The project as proposed includes vinyl windows with painted wood trim. The project as proposed conforms to code.

4. Doors: Wood or simulated wood doors are preferred.

The project as proposed includes fiberglass doors. The project as proposed conforms to code.

5. Fences: Decorative wooden fences are preferred. Chain link and split rail wood fences are not permitted in the R1R zone. Fences located between a house and an adjacent roadway may not exceed 42" in height; all other fences may be a maximum of 72".

As proposed, the project does not include fencing.

6. Colors: Colors shall conform to the architectural style and intended use of the building. Bright, gaudy colors are discouraged.

The project as proposed would be a natural cedar, with white accents. The project as proposed conforms to code.

7. Fenestration Pattern: The arrangement of windows on a building facade should be used to avoid the creation of large, blank wall spaces, especially on street facades.

The project as proposed has a minimum of one (1) window on all sides. Additional windows could be required on the west side of the complexes if desired. The project as proposed conforms to code.

8. Roof Form and Pitch: This criterion involves the shape, form and pitch of the roof, and the placement of dormers, eaves, and gables. A variety of forms, within the prescribed limitations of the roof pitch requirements of the zone in which the building is located, are encouraged.

The roof has a pitch of 6:12. The project as proposed conforms to code.

9. Expression of Detailing: The use of architectural detailing such as gingerbread, trim work and ornate fixtures is encouraged when incorporated with appropriate architectural styles.

As proposed, the project includes some details. There are two boxed columns on the front porch and a craftsman style door. The main door and garage door also add detailing with the inclusion of windows. The project as proposed conforms to code.

10. Scale and Proportion: The size and shape of a structure or group of structures should be consistent with the scale of surrounding properties.

The project as proposed conforms to the existing multi-family units on 28th St NW. The project as proposed conforms to code.

11. Orientation: Residential buildings shall be oriented toward the street.

As proposed, the front door of the structure would face inward towards the middle of the cul-de-sac. The project as proposed conforms to code.

12. Landscaping: The type, placement, and arrangement of landscape and landscape features is an essential element in the integration of a project with its surrounding area. Landscaping with plant materials suited to the coastal setting is required where indicated and shall be provided in all projects. The use of rock, gravel, bark and other non-plant materials as ground cover should be limited.

See page 4.

Specific Design Criteria for the S2 Zone

Section 12-10A-3 sets out the intent of and specific design criteria for the S2 zoning district. Following are the relevant sections of the municipal code; a break in the sequencing occurs where sections that are not relevant to this proposal have been omitted.

A. Intent: The intent of the S2 zone is preserve, enhance, and contribute to an existing architectural design currently present in the older homes. The predominant architectural styles permitted are Beach Cottage, Victorian Beach House, and Craftsman. A-frame, ranch, Tudor, log homes, Romanesque, Mediterranean Villa, exotic, Spanish, and contemporary are prohibited architectural styles.

The project as proposed reflects the Early Seashore architectural theme in its use of siding details, painted trim, and traditional Long Beach building materials. The project as proposed conforms to code.

B1. Roofs: A 5:12 minimum roof pitch is required. Materials shall be wood shingle, composition or metal. Shallower roof pitches on projecting features such as bays and porches may be permitted where the form of the elements is complementary to the overall form and character of the building.

The project as proposed has a 6:12 roof pitch with composition cladding. The project as proposed conforms to code.

B2. Porches: Covered front porches or wrap around porches are required. Porches on the front of the house, facing the street, shall not be enclosed with screens.

The project as proposed includes a small porch on each unit that faces the cul-de-sac. The project as proposed conforms to code.

B3. Building Materials: Wood siding is required. Cedar shingles or cedar board and batten siding, or a combination thereof, is required for not less than eighty percent (80%) of the exposed exterior. Not more than eight-inch (8") shingle exposure is permitted, or cedar shake with a maximum reveal of fourteen inches (14"). Lap, clapboard, tongue and groove, or masonry, including stone, brick or split faced block, are permitted on not more than twenty percent (20%) of the exposed exterior. Cement board siding that is similar in

appearance to permitted siding materials shall be allowed. Other construction methods, including sheet siding without battens, are prohibited.

As proposed, the house would be clad in cedar shingles. This look is aesthetically pleasing and conforms to the homes already constructed on 28th St NW.

B4. Color: Natural or stained natural treatment is required. Trim may be painted.

The project as proposed includes natural cedar shingles with white trim and accents. The project as proposed conforms to code.

B5. Foundations: Permanent foundations are required. Not more than thirty-six inches (36") of the foundation may be shown above ground level.

The project as proposed would include a permanent concrete foundation, with a maximum exposure of less than 18". The project as proposed conforms to code.

B7. Orientation: The front door shall face the street.

As proposed, the front door and entry porch face the cul-de-sac. The project as proposed conforms to code.

B8. Building Width: The minimum width of any principal building shall be not less than fourteen feet (14').

The width of these structures are proposed to be 90' (triplex) and 60' (duplex). The project as proposed conforms to code.

FACILITIES AND INFRASTRUCTURE

Water: The property is served by City water.

Sewer: The property is served by City sewer.

Access: The property is accessed directly from 28th St NW.

STAFF RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL**, based on the design as submitted, and subject to the following findings and conditions, some of which may alter the design to make it conform to City Code:

Findings:

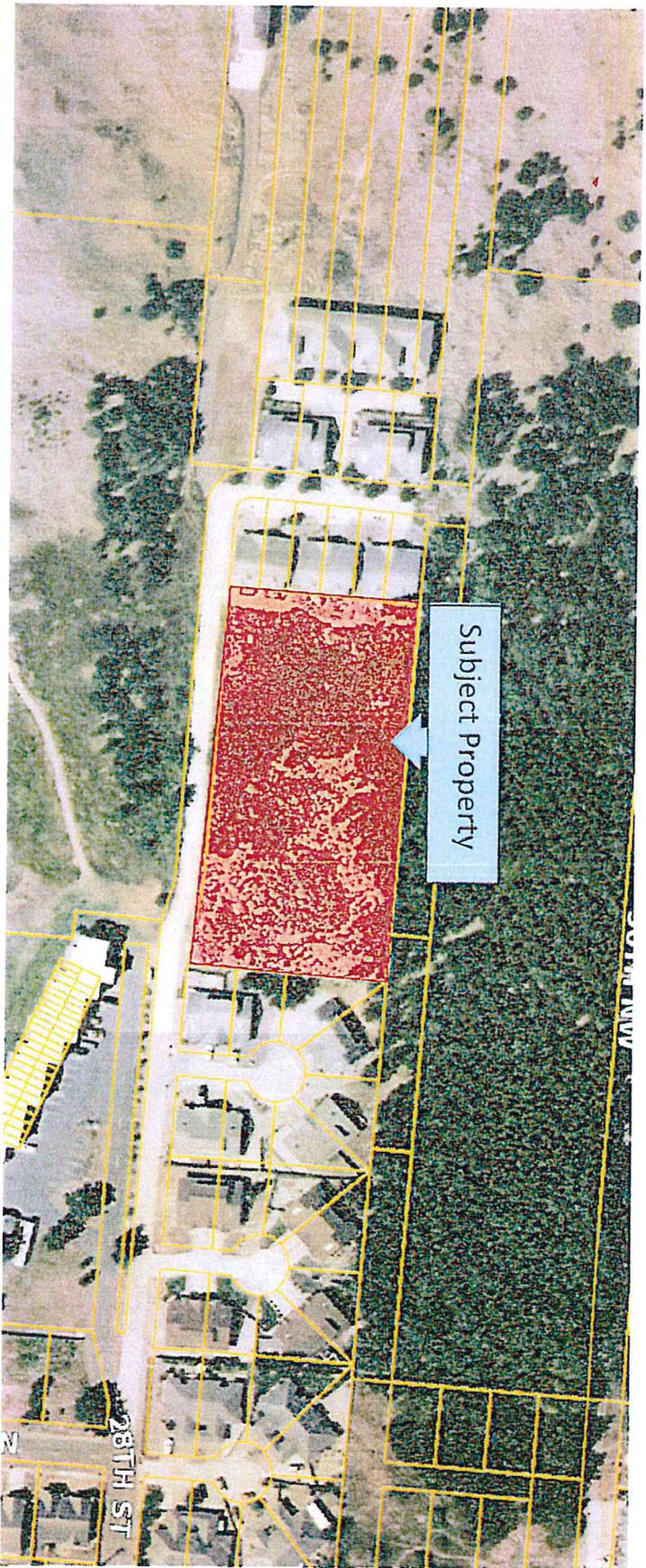
1. The proposal complies with the Comprehensive Plan and other adopted City policies;
2. The proposal meets the requirements of the Title 12, Zoning Ordinance, of the City of Long Beach Municipal Code;

3. The proposal as conditionally approved satisfies the criteria and purposes of Title 12, Chapter 10 – Design Review Criteria;
4. The proposal is consistent with the Design Guidelines for the City of Long Beach.

Conditions:

1. The roof pitch shall be 5:12 or greater.
2. No more than 36” of the foundation shall show above ground level.
3. The front door and entry porch shall face the cul-de-sac from 28th St NW.
4. Irrigation sufficient to maintain landscaping as required in the City Code shall be installed, used, and kept in good working order, should such irrigation be required.
5. Should landscaping fail, it shall be replaced. Failure to maintain required landscaped areas shall be pursued as a zoning violation subject to citation and fines.
6. All conditions assigned in the original SSDP 2012-02, Short Plat SP 2012-02 must be met and approved prior to construction.
7. Wetland credits have already been purchased through the Long Beach Mitigation Bank.
8. The applicant shall ensure that stormwater enters and exits the site at the same locations and in the same quantities as it does pre-construction, and that any additional runoff due to the project is captured and retained onsite. Runoff generated by the newly created impervious surfaces will be directed into downspouts and French drain systems for infiltration into vaults.

Attachments: Location map
SSDP 2012-02
SP 2012-02
Application, including elevations
Taxesifter information
Planning Commission Recommendation



DR 2018-39
28th ST NW
Discovery Development
Multi-Family Residence in the S2 – Shoreline Multi-Family Zone

mailed out
10/29/12

BEFORE THE HEARINGS EXAMINER FOR THE CITY OF LONG BEACH

In the Matter of the Application of)
)
Anatoly Gurnik of Discovery)
Development)
)
Application for an 8-Unit Residential)
Dwelling construction Shoreline)
Substantial Development Permit &)
Critical Areas Regulations Variance.)
)
Located 28th Street North found in)
the *S2 – Shoreline Multi- Family*)
Residential Zone.)

FILE NO: SSDP 2012- 02

**FINDINGS OF FACT,
CONCLUSIONS OF LAW
AND DECISION**

DECISION

The Application is **APPROVED**, subject to conditions.

INTRODUCTION

The Application, **Anatoly Gurnik of Discovery Development** to allow residential dwelling unit construction of eight single family residences with associated infrastructure, 1,275 feet of drainage facilities and a variance from the strict application of the critical areas regulation regarding wetland fill all located in the Shoreline Development area came on for hearing before Jan LeM. Hedges, Hearings Examiner, on September 21st, 2012 at 1:01 p.m. and hearing with a continuance postponed until 3:00 p.m. on October 19th, 2012 and reconvened October 19th, 2012. **Gayle Borchard**, Director, presented the Department of Community Development Staff Report.

The Hearings Examiner, explained the hearing procedure, after which City staff made an opening presentation concerning the Shoreline Substantial development Permit Application and wetland fill variance.

Testifying under oath were:

- Gayle Borchard**, Community Development Director
- Francis Naglich**, Ecological Land Services, Inc.
- Andrew Gunther**, Property Neighbor
- Jeff Wagner**, Property Neighbor
- Mary O'Connor**, Property Neighbor
- Len Englund**, Breakers Condominium Association
- Marianne Prather**, Property Neighbor

The following exhibits were offered and admitted:

EXHIBIT	DESCRIPTION	SUBMITTED BY	DATE ADMITTED	COMMENTS
1	Application for Development Approval (s)	Anatoliy Gurnik	09/22/2012	Complete
2	Revised Determination of Completeness	City of Long Beach	07/23/2012	Complete
3	Staff Report	City of Long Beach	09/14/2012	Complete
4	Public Hearing Notice	City of Long Beach	08/09/ & 9/28/2012	Complete
5	Scheduled Public Hearing Held	City of Long Beach	09/21/ & 9/19/2012	Complete

The hearing adjourned at 3:32 p.m. . . .

From the foregoing, the Examiner makes the following:

FINDINGS OF FACT

1. Applicant, **Anatoliy Gurnik of Discovery Development**, property is located in the NE ¼ of Section 9, Township 10N, Range 11W, Tax Lot # 267 LB Assessor's Parcel Number 10110922267 found in the **S2 – Shoreline Multi- Family Residential zone**.
2. The applicant proposes to subdivide property, develop three (3) lots and build eight (8) shared-wall dwelling units – two triplexes and one duplex. In addition to the home sites, the project propose installation of associated infrastructure utilities and the proposed conservation of a wooded parcel with wetlands in perpetuity. The critical areas regulation regarding wetland fill of 0.098 ^{acre}. This development is to incorporate 1,275 feet of drainage facilities
3. The multi - family residential use is a permitted use in this zone.
4. The proposed change of use is consistent with existing uses and not generate additional traffic impact, or place additional demands on the City's' infrastructure or the right of adjacent property owners or the public at large to enjoy their normal and expected peace and well being.
5. The development of this use is in compliance with and meets or exceeds all of the applicable standards set forth in the; Zoning Ordinance, Comprehensive Plan (2026 Update), Design Criteria. The Shoreline Master Program, Critical Areas Regulations, the State Environmental Policy Act and the Unified Development Regulations (as conditioned) of the City of Long Beach.
6. This Preliminary Plat Application, Shoreline Substantial Development Permit and Critical Areas Regulations Variance was **timely submitted**, were received and met the CITY completeness requirements as required in CITY Ordinance 15.08.070 B. and RCW 36.70.B.070.
7. Any Conclusion of Law deemed to be a Finding of Fact is adopted as such. From these Findings of Fact, the Examiner makes the following:

CONCLUSIONS OF LAW

1. The Hearing Examiner has jurisdiction over the persons and the subject matter of the proceeding.
2. The requirements of the **CITY Zoning Ordinance** have been met.
3. The standards and guidelines of the **CITY Comprehensive Plan** have been met.
4. Application for **Variance** from the strict application of the critical area regulations.
5. This proposed development complies with other applicable CITY ordinances and regulations, including but not limited to the **SEPA** and the **Shoreline Master Program**.
6. The applicant has sought the appropriate permit(s).
7. As conditioned below, the project will be consistent with the criteria for Development/Permit approval.
8. Any finding herein which may be deemed a conclusion is hereby adopted as such.

DECISION

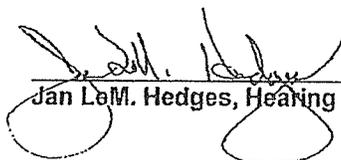
The Application for Development by **Anatoly Gurnik of Discovery Development** to allow a preliminary plat to subdivide property, develop three (3) lots and build eight (8) shared-wall dwelling units – two triplexes and one duplex. In addition to the home sites, the project propose the installation of associated infrastructure utilities and the conservation of a wooded parcel with wetlands in perpetuity. Also included is the critical areas regulation regarding wetland fill of 0.098 ^{acro}. This development is also to incorporate 1,275 feet of drainage facilities, is **APPROVED**, subject to the following conditions:

1. The development, including any development by other than the Applicant, shall comply in all respects with the requirements of the City of Long Beach Shoreline Master Program.
2. The development, including any development by other than the Applicant,, shall comply in all respects with the applicable sections of the City of Long Beach Unified Development regulations.
3. The development, including any development by other than the Applicant, shall comply in all respects with the applicable sections of the City of Long Beach Zoning regulations.
4. The development, including any development by other than the Applicant, shall comply in all respects with the applicable sections of the City of Long Beach Building regulations.
5. The development, including development by other than the Applicant, shall comply in all respects with the requirements of the City of Long Beach Critical Areas regulations.

6. The development, including any development by other than the Applicant, shall comply in all respects with the City of Long Beach Development Guidelines for Public Works, except that infrastructure that is to remain private. All private infrastructure shall be identified on the plat, and the plat as well as any CC&Rs shall state that the infrastructure is private, and that its maintenance and repair shall be conducted and funded by the residents of the subdivision.
7. The development, including development by other than the Applicant, shall comply in all respects with the City's Flood Damage Prevention regulations.
8. The Applicant and subsequent property owners shall comply with all conditions and mitigation measures set forth in the Mitigated Determination of Non-Significance (MDNS) for this proposed project.
9. All new utility systems such as power, cable TV, telephone, etc. shall be buried underground. Design and installation of the systems shall be conducted by the ~~franchised utility company and the design shall be submitted to the City Engineer~~ for review and approval prior to installation.
10. The applicant shall post a bond in the amount of the actual cost to construct the infrastructure required, including water, sewer, drainage, and roadway repairs. The bond shall be held for two (2) years to ensure that infrastructure performs normally.
11. Engineering inspection and testing shall be conducted at the developer's expense for repair of 28th Street Northwest as well as the water, sanitary sewer, and storm water conveyance systems.
12. The developer shall furnish the City "as-built" drawings of the potable water, sanitary sewer and storm water systems within 30 calendar days after completion of the work.
13. Construction pursuant to any permit issued by the City shall not begin and is not authorized until twenty-one days from the date of filing of the hearing examiner's decision, or until all review proceedings initiated within twenty-one days from the date of such filing has been terminated; except as provided in RCW 011. (5)(b).
14. The Applicant or any other developer of the subject property shall be bound by conditions of any other conditioned City approval, including and not limited to short plat decision, design review, exceptions, JARPAs and SSDPs.
15. Any remaining undisturbed wetlands shall be protected by deed restrictions and covenants.
16. The perimeter of remaining wetland buffers shall be marked every approximately every 200 feet [or as deemed necessary to be effective based on field conditions] with City-designed signage by the Applicant, who shall bear all costs of sign preparation, installation, and maintenance.
17. The developer shall construct, operate, and maintain adequate storm water system. Development of the subject property shall not cause or exacerbate any storm water flows off-site. It is the responsibility of the developer, and the subsequent property owners to ensure this project does not affect others regarding storm water.
18. The conditions of this and other conditioned City approvals for Case No SSDP 2012-02 are mandatory requirements. Failure to comply with conditions of this approval may result in the approval being rescinded, and possibly the Applicant or subsequent developers or owners being cited and fined under the Long Beach City code.

19. Any and all conditional statements of the drainage report that qualify the possible success of that system shall be demonstrated to the City's satisfaction before building permits are issued. Should those conditional statements not be met, building permits shall not be issued. For example, if any element of system success is conditioned as "if feasible" or relies on future testing, then that element's feasibility shall be demonstrated or the testing conducted to the City's satisfaction before building permits are issued. This is true for any and all drainage elements or inputs whose success has been described conditionally or as reliant on future study in the drainage report.
20. This approval is contingent upon City approval of a short plat for subdivision of the subject property.

Done this 23rd day of October, 2012



Jan LaM. Hedges, Hearing Examiner

NOTICE OF RIGHT TO APPEAL

RIGHT TO APPEAL –TIME LIMIT

Any person aggrieved by the decision of the hearing examiner shall have the right to appeal the decision to the City Council. The appeal shall be in writing and delivered to City Hall within fourteen [14] calendar days of the hearing examiners decision. The appeal must contain a statement identifying the decision being appealed, the name and address of the appellant and the appellants standing, the specific reason(s) why the appellant asserts the decision is in error and the desired outcome or changes to the decision. Upon filing an appeal, the appellant must pay a fee of \$400.00. No new evidence will be accepted by the City Council. The appeal is limited to the record presented to the hearing examiner. [Ordinance No 656, Section 4]

TRANSCRIPT OF HEARING – PAYMENT OF COST

An appeal of the Hearing Examiner's decision requires the preparation of a transcript of the hearing before the Hearing Examiner. Therefore, a payment of ten dollars (\$10.00) for each hearing tape must accompany the request for appeal. The appeal fee is \$400.00. All costs are payable to the City of Long Beach, Washington.

When recorded, please return to:

City of Long Beach
Community Development Department
PO Box 310
Long Beach, WA 98631

COMMUNITY DEVELOPMENT DIRECTOR'S DECISION SHORT PLAT APPLICATION

APPLICANT

Anatoliy Gurnik for Discovery Development

PROPERTY LOCATION

Along the north right-of-way of 28th Street Northwest; Northwest ¼ of Northwest ¼ of Section 9, Township 10N, Range 11W, W.M., City of Long Beach, Pacific County, Washington.

LEGAL DESCRIPTION

- That property described in Deed Auditor's File Number (AFN) 3106249, also known as Tax Lot 267 LB.
- Assessor's Parcel Number 10110922267.

BACKGROUND

The applicant proposes to split the existing 1.78 acre parcel, which is a rectangle trending east-west.

- New Tract A is the easternmost parcel. It would have access to 28th Street NW via a new cul-de-sac and is proposed to have an approximate area of 15,609 SF.
- New Tract B is the northernmost parcel. It would have access to 28th Street NW via a new cul-de-sac and is proposed to have an approximate area of 18,801 SF.
- New Tract C is located centrally. It would have access to 28th Street NW via a new cul-de-sac and is proposed to have an approximate area of 22,269 SF.
- New Tract D is the westernmost parcel. It would have access directly from 28th Street NW and is proposed to have an approximate area of 20,672 SF.

Proposed Tracts A, B, and C would be developed with a duplex (Tract A) and two triplexes (Tracts B and C). Proposed Tract D would be a conservation tract, being retained in its natural state in perpetuity.

The property is zoned S2 – Shoreline Multi-family Residential pursuant to the City of Long Beach Zoning Ordinance.

On September 27, 2010, the applicant filed an application with the City for a short subdivision of the subject property (that application was subsequently suspended until June 20, 2012 pending work on drainage issues). The following materials were submitted by the applicant:

- Application for development approval

- Application fee of \$400.00

- Two full draft copies of the plat proposing creation of four (4) tracts identified as A, B, C, and D from east to west, respectively

The applicant suspended the application to work on drainage issues with neighboring properties to the south. When that drainage plan did not work out, the applicant continued the suspension of the application in order to work on other drainage schemes.

On July 23, 2012, the City notified the applicant the application was complete.

On July 24, 2012, pursuant to section 11-4B-4 of title 11 (Unified Development) of the city code, written notice of the application was sent to owners of properties located within 300 feet of the subject property. One notice was returned as not deliverable, and was reissued to a revised address. Notice was also sent to individuals identified in section 11-4B-2 of title 11. The notice requested that comments regarding the proposed short plat be submitted to the City by August 16, 2012.

Based on conversations between City staff and applicant representatives, it was decided to re-schedule the hearing required for related project permits to a later date (there is no hearing required for this short plat). This rescheduling extended the comment period.

On August 9, 2012, the City issued a revised notice of application, extending the comment period to September 7, 2012.

PUBLIC COMMENTS

1. July 30, 2012: **Mr. Michael A. Neely** delivered to the City the following written comments.

1.1 The applicant will need to install infrastructure that may require digging up 28th Street NW. The Developer should have to restore the road to City standards.

Because the roadway is only 28 feet wide, and because the City requires a minimum 50-foot wide right-of-way, the road cannot be made to meet city standards. However, the applicant can be required to restore the road to the City's satisfaction, and that has been made a condition of plat approval.

1.2 The developer will be held liable for any additional stormwater impacting adjacent properties as a result of the development of this property.

It is a condition of this approval that the applicant construct an adequate stormwater system and that development of the subject property not cause or exacerbate stormwater flows off-site.

- 1.3 The property setback should be 20 feet instead of 10 feet, because the developer previously did not comply with setback requirements.

If a larger setback were to be used, wetland impacts would increase, and this is something the Army Corps of Engineers will not allow. In addition, the City cannot impose a condition more stringent than City law allows to penalize a developer for past actions. The City can and will uphold its setback requirements on the proposed project.

2. August 1, 2012: Ms. Mary O'Connor delivered to the City the (exact) same comments as Mr. Neely. Those comments are addressed above.
3. August 8, 2012: Mr. John Zimmerman delivered to the City the following written comments.

- 3.1 The developer should upgrade 28th Street NW to meet City standards and then turn it over to the City as a publicly-owned street for maintenance, etc. Up to the present time, Long Beach has been rather laissez faire about 28th Street. There is no formal mechanism to maintain, repair, or replace the private street which is very vital to 40+ taxpayers. This would be an excellent opportunity to remedy that oversight.

Please see response to comment 1.1, above regarding the ability to bring this road up to City standards. Note that it is possible to greatly improve the road, but not to bring it up to standard. For that reason, the City will not accept the roadway into its system. This isn't an oversight, but rather a choice made by the developer at the time of development. The July 10, 2001 plat (Karl W. Ferrier for Matthew A. Doney) for the Sunset Dunes Condominiums, Parcels 1, 2, and 3, states the following: "The construction and maintenance of roads, sewer utilities and water utilities that serve this plat are the responsibility of the developer and Sunset Dunes Condominiums/Sunset Dunes Condominium Association as they are located on private property and may not conform to City development standards. The City of Long Beach provides road, municipal sewer utility, and municipal water to the west end of the right-of-way of 28th Street NW." The west end of 28th Street NW as shown on that plat is approximately 350 feet west of Pacific Highway North. If covenants, conditions and restrictions of the individual subdivisions along this road do not currently spell out how the road is to be maintained other than by the original Sunset Dunes Condominiums, and should owners long this road wish to participate in its maintenance, this may be an opportunity to accomplish that.

- 3.2 If there is any flooding or standing water on 28th Street after this project is completed, the developer should be held accountable.

Please see response to comment 1.2, above.

- 3.3 A substantial performance/completion bond should be posted by the developer. The worst possible outcome would be for wetlands and the road to be torn up and then abandoned.

This comment has been incorporated into a condition of plat approval.

4. August 8, 2012: **John and Shelli Vlastelica** delivered to the City the (exact) same comments as Mr. Neely and Ms. Mary O'Connor. Those comments are addressed above.
5. August 9, 2012: **Mr. Richard B. Ryding** delivered to the City the following written comments.

5.1 High water during the rainy season is a concern. Surface water pools in the back yard and ground water pools in the crawl spaces. Mr. Ryding recommends an assessment be done of how construction and site development may affect flooding.

Please see response to comment 1.2, above. The applicant's Engineer has prepared a drainage report identifying the system necessary to contain all waters generated by the project.

He requests that no debris be allowed to remain on the property.

Debris will not be allowed to remain on the property after the project is constructed. However, during construction materials will be stored on site.

He also requests a drainage system be put into place to remove excess water from the 28th Street neighborhood.

Please see response to comment 1.2, above.

5.2 The use of heavy construction equipment and the installation of infrastructure will damage 28th Street NW. The developer should upgrade 28th Street NW to City standards.

Please see response to comment 1.1, above.

5.3 The City should require a substantial performance/completion bond.

Please see response to comment 3.3, above.

6. August 16, 2012: **Mr. Robert McKinley** delivered to the City the following written comments.

6.1 Hold the developer responsible for any damage done to 28th Street NW as a result of site development and require the developer to reconstruct or replace the street to City standards.

Please see the response to comment 1.1, above.

6.2 Based on the current economy and past developer performance, there is concern for a job left half complete.

Please see response to comment 3.3, above.

7. August 24, 2012: **Mr. Timothy Davenport** delivered to the City the following written comments:

7.1 Concerned about drainage to APN 10110922238. [Note: this is a 40-foot wide by 825-foot wide parcel west of the terminus of private 28th Street Northwest.]

Please see response to comment 1.2, above.

7.2 Concerned about sewer impacts.

There exists on the project property a sewer lift station that at one time was privately owned and operated (as are all other infrastructure in this area). The pump station failed, and the developer did not repair it. It fell to the City of Long Beach to make the necessary repairs, which the City did. The pump station is now the property of the City, it operates as it should, and still has capacity for 200+ additional units.

8. September 6, 2012: **Mr. Donald Archer** delivered to the City the following written comments:

8.1 Does not understand how building permits can be issued for construction in wetlands.

The United States Army Corps of Engineers (Corps) operates under and administers many regulations, including the Clean Water Act. Under the Act permits are issued for fill of wetlands to allow construction. Following any local or State permitting, the Corps would proceed to engage with the developer to determine if the Corps would issue a permit. The developer must first demonstrate that all measures have been taken to avoid or minimize fill of wetlands. If the Corps is convinced this is the case, the developer must then demonstrate how s/he would effectively mitigate any impacts to wetlands. If the Corps is satisfied with the mitigation plan, the Corps then may issue a permit to fill waters of the U.S., in this case wetlands.

8.2 Concerned about the surface of 28th Street NW.

Please see response to comment 1.1, above.

9. September 6, 2012, **Mr. Leonard Englund** on behalf of the **The Breakers Condominium Association** delivered to the City the following written comments:

9.1 The Breakers already experiences intolerable flooding from properties to the north of 28th Street Northwest and believes this project will exacerbate that situation.

The Breakers property is large, encompassing the old primary dune near Seacrest Avenue North, the current primary dune to the west, and the deflation plain between these large dunes. Up and down the peninsula, the area between these two dunes can be wet during extended periods of rain, both from surface water and from extremely shallow groundwater. This deflation plain is typically the location of interdunal wetlands and occasionally of ponds that are created by shallow groundwater. Currently, there is a road without culverts (28th Street Northwest) immediately north of the Breakers. That road serves to stop surface water flow from the north to the Breakers to the south until surface water rises to above the level of the road and weirs over. The elevation of standing water on both sides of this road, with or without weiring, will equalize over time. Until now, the City was unaware that intolerable flooding occurs at the Breakers property. There is opportunity with the proposed project to include drainage features that would eliminate runoff from the proposed site and also alleviate excess stormwater on other properties in the area, including the Breakers.

9.2 The (drainage) plan does nothing to move storm water away from the area.

On September 10, 2012, the applicant's development team met with the City and proposed a drainage system whereby a relatively small detention basin to collect roof drain runoff is combined with a pumping system to pump storm runoff from the site to the City's stormwater system, about 520 feet to the east. This system would move water from the site and away from the area.

9.3 A berm proposed in the drainage plan would keep water from flowing west – that water would then flow south, increasing the amount of water flowing toward the Breakers.

The project must deal with its stormwater, and is not allowed to flow stormwater from the subject site to other properties. The current plan would pump water from the site once it reaches a specific level (not unlike how a toilet float works), and the level where pumping would occur is lower than the level of the road. The dike would help to reduce existing high water at the properties to the west and the pump would effectively transport any water over a certain level out of the area; therefore, effects from stormwater runoff under the current plan should be less than are currently experienced on neighboring properties. This would prevent new impacts and improve current conditions to adjacent properties.

9.4 There is no discussion in the drainage report about where water goes once the retention basin is full.

The current plan calls for a detention basin (water infiltrates or is slowly released) rather than a retention basin (water is held indefinitely). When the basin nears capacity, pipes under the entry road to the cul-de-sac would drain off the excess water to the pump station, and it would be pumped to the City's drainage system.

10. October 4, 2012: Mr. Michael Neely delivered to the City the following written comments:

10.1 Would like to know who will be responsible for the O&M of the storm drainage system once complete.

The staff report currently recommends condition No. 6.: The development, including any development by other than the Applicant, shall comply in all respects with the City of Long Beach Development Guidelines for Public Works, except that infrastructure that is to remain private. All private infrastructure shall be identified on the plat, and the plat as well as any CC&Rs shall state that the infrastructure is private, and that its maintenance and repair shall be conducted and funded by the residents of the subdivision.

This condition ensures that responsible parties are clearly identified on legal recorded documents and that purchasing parties should know through any title search their responsibilities. That condition assumes that only the proposed project is served by the new drainage system. Should it serve others in the area, staff will strongly recommend to the City Council that as long as the system is built to City standards and it solves drainage issues for others beyond the applicant in the area that the City take the drainage system into the City's drainage system and operate and maintain it. This

depends on the Applicant and other area property owners negotiating an agreement, but even in the absence of such an agreement, the responsible parties are required to be clearly identified and notified of their responsibilities.

- 10.2 Due to the conditional and tentative nature of some of the statements in the drainage report, what will happen if those conditions are not realized? Will the City require a bond of \$100,000?

Staff recommends the following condition be added to the Hearing Examiner's decision on the SSDP:

19. Any and all conditional statements of the drainage report that qualify the possible success of that system shall be demonstrated to the City's satisfaction before building permits are issued. Should those conditional statements not be met, building permits shall not be issued. For example, if any element of system success is conditioned as "if feasible" or relies on future testing, then that element's feasibility shall be demonstrated or the testing conducted to the City's satisfaction before building permits are issued. This is true for any and all drainage elements or inputs whose success has been described conditionally or as reliant on future study in the drainage report.

In addition, Condition No. 10 of the Examiner's decision ensures all costs for a non-functioning system are available to repair/replace and states: The applicant shall post a bond in the amount of the actual cost to construct the infrastructure required, including water, sewer, drainage, and roadway repairs. The bond shall be held for two (2) years to ensure that infrastructure performs normally.

Finally, Condition No. 17 of the Examiner's Decision squarely identifies responsible parties and states: The developer shall construct, operate, and maintain an adequate stormwater system. Development of the subject property shall not cause or exacerbate any stormwater flows off-site. It is the responsibility of the developer, and the subsequent property owners to ensure this project does not affect others regarding stormwater.

- 10.3 Asks for additional empirical testing to determine final pipe and system sizing and design.

See response to Comment 10.2, above.

- 10.4 Expresses concerns about property lines based on Mapsifter information.

This comment is not about drainage, but for the Hearing Examiner's information, these are simply incorrect lot lines in Mapsifter, and the City has copies of legally recorded subdivisions that revise these lot lines and show them in their correct location.

- 10.5 Expresses concern about utility location and installation, especially sanitary sewer and storm sewer, and related service disruptions to existing residents.

The sanitary sewer portion of this comment is not about drainage, but for the Hearing Examiner's information, sanitary sewer will not leave the project site, since the area's sanitary pump station with substantial excess capacity is located at the southeast corner of the subject site.

Regarding the location of the storm sewer, the width of the entire 28-foot road plus 7.76 feet north of the edge of pavement are easements for access and utilities, established by Short Plat 97-03-02. Therefore, there is actually a wide area where utilities may be located.

- 10.6 Claims the Applicant's development practices are substandard and in the past the City poorly "supervised" them.

This claim/comment is not about drainage.

- 10.7 Expresses a concern that the drainage report shows an area 25-39 feet from the eastern subject property line labeled "proposed pump section area" but does not define what that area is for.

The actual note in the drainage plan states "25' X 39' pump easement". This is an easement for maintenance and repair of the existing sanitary sewer pump station; it has nothing to do with drainage.

11. October 9, 2012: **Ms. Mary O'Connor** delivered to the City the following written comments:

- 11.1 Reiterated her concerns are the same as those in Mr. Neely's letter of October 4, plus others as described below.

Please see responses to Mr. Neely's comments/concerns/claims, above.

- 11.2 Expresses concern about water service disruption.

Please see response to Comment 10.5, above. While not expected, there may in fact be short periods of service disruption that would not be expected to last more than a few hours while the drainage system is installed.

- 11.3 Expresses concern about power, phone, cable TV, sanitary sewer, etc. disruption.

Please see responses to Comments 10.5 and 11.2, above. While not expected, there may in fact be short periods of service disruption that would not be expected to last more than a few hours while the drainage system is installed.

- 11.4 Does not understand why dumping was allowed in wetlands, states wetlands should be preserved for all, and states that ponds (wetlands?) came up to their building.

This comment is not about drainage.

12. October 16, 2012: **Mr. Leonard Englund on behalf of the Breakers Condominium Association** delivered to the City the following written comments:

- 12.1 States the drainage plan calls for 2,750 linear feet (LF) of drain pipe, and states the project should not be approved unless it can be proven that the City's drainage system can accept water from both the proposed project and the Breakers property.

The drainage plan calls for 1,250 LF, not 2,750 LF as the comment states; nevertheless, it is a major expenditure and a possible short-term neighborhood disruption that should

be demonstrated to work before building permits are issued. See response to Comment No. 10.2, above.

Regarding that portion of the comment that the City system should be proven to have the capacity to accept drainage from the entire area (including the Breakers), to the City's knowledge no communication between the Breakers, other nearby property owners, and the Applicant regarding this system has occurred. The City cannot compel the Applicant to develop and prove a drainage system larger than serves his project without proof that others in the area are willing to participate in an expanded system.

12.2 Identifies concerns about unknowns in the current drainage plan.

Please see response to Comment 10.2, above.

12.3 Identifies an apparent discrepancy regarding the size of the existing City drainage pipe in Pacific Highway North; the plan and profile sheet shows it to be both 18" and 24" in diameter and the text of the drainage report states it is 24" in diameter.

The Applicant's Engineer and City Drainage Department head verified in the field that the existing drain pipe in Pacific Highway North is 24' in diameter. Apparently the Engineer failed to make this change in the plan view of the relevant P&P sheet.

FINDINGS

1. Compliance with zoning. The subject property is located in the S2 – Shoreline Multi-family Residential zoning district. The minimum lot size/lot area in the S2 zoning district is 10,000 SF for a single family residence. For multi-family, the minimum lot size is 10,000 SF for the first unit and 2,000 SF for each additional unit excluding the area of any vehicular surface access easement or street pursuant to section 12-2-1 of title 12 (Zoning), Long Beach city code. All lots as proposed conform to this standard.

2. Pedestrian access. Proposed Tracts A, B, and C would access 28th Street NW via a developer-built cul-de-sac street. Pedestrians and other non-motorized transportation may access the main Discovery Trail to the west and the ocean beach beyond via a number of unpaved trails in the area.

3. Design, shape, and orientation of lots. The lots are irregular in shape, and are shaped in this manner to cluster around a central cul-de-sac and to obtain sufficient land to meet City code while minimizing wetland impacts.

The size and configuration of the proposed lots is such that each can accommodate building envelopes adequate for construction of shared wall multi-family dwellings while complying with setback standards pursuant to section 12-8B-4(A)(3) of the city code.

4. Necessary easements. Existing 28th Street NW includes a twenty eight-foot (28') wide access and utility easement that is sufficiently wide for utility installation and maintenance, as well as access. The applicant proposes to pump stormwater to the City's system, which begins at the north side of the intersection of 28th Street NW and Seacrest Avenue N, a distance of about 525 feet. This would require the drainage line to be constructed in the existing easement in

private 28th Street NW and the existing right-of-way for the public portion of that street (the latter is approximately 60 linear feet of roadway).

At the southeastern corner of the property is a sanitary sewer pump station, and the City requires the applicant dedicate to the City an easement measuring twenty five feet by thirty nine feet for infrastructure and maintenance.

Proposed Tract D will be a conservation tract with no formal development, and minimal maintenance. In order to ensure it is kept generally undeveloped in perpetuity, the City require the applicant create a conservation easement over the entire tract.

5. **Street standards.** Public access to proposed Tracts A, B, and C would be from a developer-constructed cul-de-sac extending north from 28th Street NW. Tract D would be

accessed directly from 28th Street NW, but because it is a conservation tract, vehicular access to the site would occur only very infrequently. 28th Street NW in this area is a twenty eight-foot (28') wide concrete private road. Portions of this road are in good condition, while other portions are in fair or even poor condition, and there is an area of failure, - evidence by broken road surface and settlement – toward the west end of the road just past the western limit of Tract D. Without purchase of a minimum 50-foot (50') wide right-of-way, this road cannot be made to comply with City standards.

6. **Street lights.** Street lights are not located along 28th Street NW in the vicinity of the subject property. No new street lights are required.

7. **Utilities.** Adjacent lots on both side of the subject property are already served by public water and sanitary sewer, as well as electricity, and telecommunications. The proposed tracts can be served by the same.

<u>Water:</u>	City of Long Beach
<u>Sewer:</u>	City of Long Beach
<u>Transportation:</u>	28 th Street NW; dunal trails to the Discovery Trail and ocean beach
<u>Public Education:</u>	Ocean Beach School District
<u>Electricity:</u>	Pacific County PUD # 2
<u>Storm Water and Drainage:</u>	Private, and pursuant to Applicant plans is to be pumped to the head of the City's stormwater system
<u>Cable:</u>	Charter Communications and satellite providers
<u>Phone:</u>	CenturyTel
<u>Solid Waste:</u>	Peninsula Sanitation
<u>Police and Fire:</u>	City of Long Beach
<u>Medical and Emergency Facilities:</u>	City of Long Beach EMS, Medix ambulance service and Ocean Beach Hospital District

Library: Timberland Regional Library Service in Ilwaco and Ocean Park

Public Parks and Recreation Area (s): Numerous park and recreation areas within the City of Long Beach and within Pacific County; access to the main Discovery Trail via an existing fire road.

Public Transit: Pacific Transit District Service available including Dial-A-Ride

Flood Zone: Zone B (100 year shallow [undetermined])

8. **Compliance with the City's Critical Areas Regulations.** Section 13-3-12(E)(2) States that land located partially within a wetland or stream critical area or associated buffer area may be subdivided or the boundary line adjusted provided that an accessible and contiguous portion of each new or adjusted lot is located outside the critical area and buffer, and is large enough to accommodate the intended use. Prior to applying for this short plat, the applicant demonstrated all mitigation sequencing to avoid, minimize, or compensate for wetland impacts.

CONCLUSIONS

1. All of the findings indicated above are based upon City review of a survey provided by the applicant. This survey indicates the City's regulatory requirements can be met with the conditions set forth.
2. The proposed short plat meets all of the City's requirements regarding compliance with zoning; pedestrian access; design, shape, and orientation of lots; necessary easements; street standards; street lights; and utilities.

DECISION

The short plat application of Anatoliy Gurnik for Discovery Development to create four (4) lots on property located on the north side of 28th Street Northwest, City of Long Beach, Washington, is hereby **CONDITIONALLY APPROVED** subject to the following conditions:

1. The original of the short plat shall be signed by the Mayor. The plat must shall contain all requirements and certification statements as set forth in subsections A through Q and T through U of section 11-4D-2, of the City Unified Development Code. In addition, the plat shall contain the following City approval certification statement:

The city of Long Beach has reviewed the final plat for compliance with the standards of the city's subdivision ordinance, the record of decision, and required letters of recommendation, and approves the subdivision on this ___ day of _____, 20__.

Mayor

ATTEST:

City Clerk-Treasurer

2. Designs for any infrastructure shall be approved by the City prior to construction.
 3. Prior to selling of any proposed lot or issuance of a building permit for any proposed lot, whichever is first, the owner shall build a stormwater system tying into the City's system that will result in no stormwater from the site causing or exacerbating stormwater flows at any other site. Within 90 days of construction of this improvement, the owner shall provide as-built drawings to the City.
 4. Prior to selling of any proposed lot or issuance of a building permit for any proposed lot, whichever is first, the owner shall build a sanitary sewer system to serve proposed Tracts A, B, and C. Within 90 days of construction of this improvement, the owner shall provide as-built drawings to the City.
-

5. Prior to selling of any proposed lot or issuance of a building permit for any proposed lot, whichever is first, the owner shall build a water supply system to serve proposed Tracts A, B, and C. Within 90 days of construction of this improvement, the owner shall provide as-built drawings to the City.
6. Any damage to 28th Street NW due to installation of utilities, site development, or any other reason related to development of the subject property shall be repaired by the applicant to the satisfaction of the City of Long Beach.
7. The applicant shall create and dedicate a 25'X39' infrastructure and maintenance easement to the City of Long Beach for an existing sanitary sewer lift station as part of this plat.
8. The applicant shall post a bond in the amount of the actual cost to construct the infrastructure required, including water, sewer, drainage, and roadway repairs. The bond shall be held for two (2) years to ensure that infrastructure performs normally.
9. Tract D shall be a conservation tract and be kept in a natural state. The applicant shall create a conservation easement over this tract as part of this plat.
10. Pursuant to section 12-3-12(E)(4) of the Long Beach City code, the applicant shall ensure that responsibility for maintaining critical area tracts (in this case, Tract D) shall accrue to the adjacent lot owners or the Home Owners Association. The following note shall appear on the face of the plat, and shall be recorded on the title for all affected lots:

"NOTE: All lots adjoining separate tracts identified as Critical Area Tracts are jointly and severally responsible for the maintenance and protection of the tracts. Maintenance includes ensuring that no alteration occurs within the separate tract and that vegetation remains undisturbed unless the express written permission of the City of Long Beach has been received."

11. Pursuant to section 13-3-4: Notice on Title of the Long Beach City Code, the applicant shall file a notice with the Records Division of Pacific County. The notice shall run with the property. The applicant shall submit proof that the notice has been filed for public record prior to building permit approval or prior to recording of the final plat in the case of subdivisions. The notice shall state:
 - a. The presence of the critical area or buffer on the property;

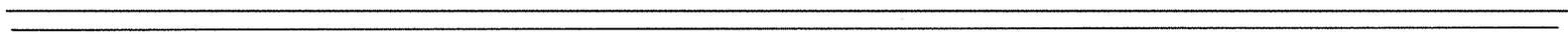
- b. The use of this property is subject to provisions of this title of the city code, and
 - c. That limitations on actions in or affecting the critical area and/or buffer may exist.
12. All private infrastructure shall be identified on the plat, and the plat as well as any CC&Rs shall state that the infrastructure is private, and that its maintenance and repair shall be conducted and funded by the residents of the subdivision.
 13. All impacts to wetlands and their buffers shall be mitigated by maintaining Tract D in an undeveloped and natural state in perpetuity and by purchasing credits at a wetland mitigation bank at the rate of 6:1 for direct wetlands impacts and 1:1 for buffer and indirect impacts.
 14. The applicant shall be responsible for implementing or complying with all other conditions of all other City approvals regarding the subject property.

APPROVED this 3rd day of December 2012

Gayle Borchard
Community Development Director

APPEALS

Any party wishing to appeal this decision must file a written notice of appeal with the City Council, in accordance with section 11-2C-14 of the Long Beach City Code, within fourteen (14) calendar days of the date set forth above.





APPLICATION FOR DESIGN REVIEW

Return to Long Beach City Hall, 115 Bolstad Avenue West, PO Box 310, Long Beach, WA 98631

APPLICANT INFORMATION

Name Konstantin Borodin
Mailing Address 6168 NE HWY 99 #201
Vancouver WA 98665

Telephone 360 909 9200
Fax _____
E-mail _____

PROPERTY OWNER INFORMATION (if different)

Name Discovery Development Inc.
Mailing Address 6168 NE HWY 99 #201
Vancouver WA 98665

Telephone 360 909 9200
Fax 360 989 1188
E-mail office@krokot.com

PROJECT INFORMATION

Site Address 28th St N Zoning _____
Cross Street(s) Pacific HWY N to 28th west Property on Right

PROJECT TYPE (Check one in each column)

- | | |
|--------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Single Family Residential | <input type="checkbox"/> New Construction |
| <input checked="" type="checkbox"/> Multi-Family Residential | <input type="checkbox"/> Addition |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Alteration |
| <input type="checkbox"/> Fence/Accessory Structure | <input type="checkbox"/> Amendment to prior approval |

PROJECT DESCRIPTION 2 triplexes & 1 Duplex Multi-Family Resid.

CHECKLIST

Provide 1) a completed application; 2) a site plan, 3) a landscape plan, 4) drawings showing each elevation. Drawings must be to scale and on standard-sized sheets. If larger than 11" x 17", 8 sets of drawings must be submitted. The following information must be shown on the plans and also described here. Where possible, provide samples of materials and colors

SITE PLAN: drawn at 1" = 10' or 20'; include a north arrow

Lot Coverage (total %, all buildings and impervious surfaces) _____
Setbacks: Front 10 Rear 10 Side(s) 5

ELEVATION DRAWINGS: drawn at 1/8" or 1/4" = 1'

Building Height 26' Roof Pitch 6/12
Type of Roof Covering Architectural Comp. Gray Type of Siding wood Cedar Shingle
Type of Windows Vinyl Type of Doors Fiber Glass
Type of Fences _____
Proposed Color(s) and Finish Natural
Proposed Trim Color(s) White

LANDSCAPE PLAN: may be included on the site plan

Location and Type of Groundcover See Landscape Plan
Location, Type and Quantity of Shrubs and Trees See Landscape Plan

APPLICANT SIGNATURE <u>K Borodin</u>	DATE <u>8/31/18</u>
OWNER SIGNATURE <u>K Borodin</u>	DATE <u>8/31/18</u>
Office Use Only Received by _____ Date <u>8/31/2018</u>	Project No. <u>DR 2018-</u>



APPLICATION FOR DESIGN REVIEW: INSTRUCTIONS TO APPLICANTS

Do You Need Design Review? Design review is required for your project if your zoning is any one of the following: R1R, R2R, R3R, OT, OTW, RC, AC, C1, C2, S1, S2, S3, S3R, S3M, P, PR, or S4.

Preparing Your Application. You may request a “pre-application” meeting, where you can discuss your design concept with staff before spending time and money to prepare a full application. A complete application will include the required City of Long Beach application form and drawings. The Design Review application should be filled out as completely and accurately as possible. If an item is not applicable, mark “n/a” on the form. Signatures of both the applicant and all property owners are required. If the applicant and owner are the same person, write “same” in one of the spaces. ***An incomplete submittal may delay consideration of your application.*** Required drawings include:

- **Site Plan**, showing property boundaries, all existing and proposed buildings, structures, and site features such as fences, driveways, etc., drawn at 1”=10’ or 1”=20’, fully dimensioned, including a north arrow
- **Building Elevations** of the front, rear and sides of the proposed building, showing architectural features including siding, windows, doors, roofs, foundations, trim, etc., drawn at 1/8”=1’ or 1/4”=1’, with roof pitch and height dimensioned on the drawing
- **Landscape Plan**, showing the type and location of ground cover and the type, location and quantity of shrubs and trees, drawn at the same scale as the site plan; provided all required information is clear, the landscape plan may be included on the site plan.
- **Floor plans** showing the general location and configuration of all proposed uses may be required for Commercial, Multi-Family and Multi-Use projects when necessary to determine compliance with the requirements of the Zoning code. Material and color samples should be submitted if possible; samples will be required for applications seeking approval of alternative materials.

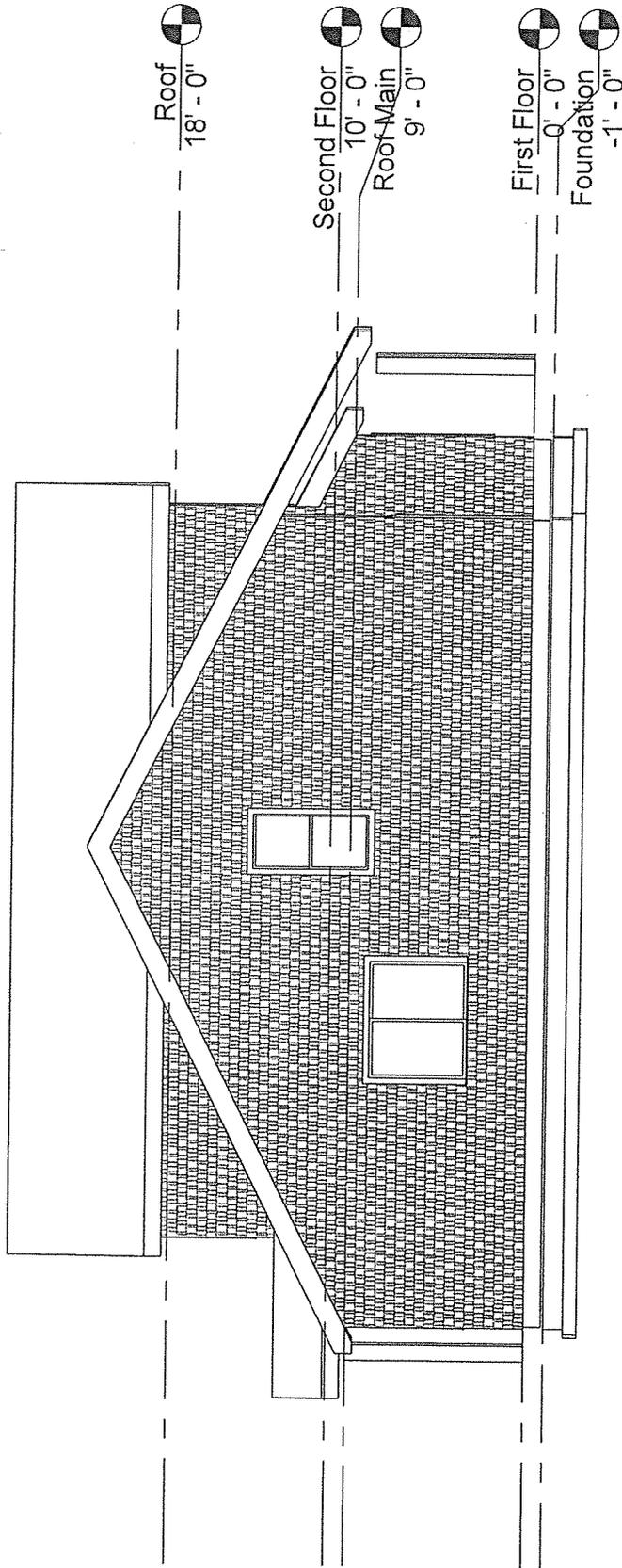
Deliver applications to: **City of Long Beach, 115 Bolstad West**
Or mail to: **P.O. Box 310, Long Beach, WA, 98631**

Copies of the City's Zoning ordinance and the Design Review Guidebook may be reviewed at City Hall, 115 Bolstad West, or on the City's web site, www.longbeachwa.gov. Paper copies may also be purchased at City Hall.

How is Your Application Processed? Design review is a “no fee” process. Depending on the type and size of project, an application may be approved administratively by the Planning Director, or by the Planning Commission or City Council. When an application is submitted, City staff reviews it for completeness and for compliance with relevant requirements of the City Code. Once an application is deemed complete, it is either be processed by the Planning Director (administrative review) or placed on the Planning Commission agenda. The Planning Commission may approve, approve with conditions, continue, or deny the application. If the application is to be considered by City Council, the Commission will make a recommendation on the project, which will then be placed on the next available City Council agenda. The Planning Commission meets on the second Tuesday of the month; ***applications must be filed at least 2 weeks before the meeting date in order to be considered.***

Appeals. All decisions are provided to the applicant in writing. The decision may be appealed within fourteen (14) calendar days of the date of final decision. Design review decisions made by the Planning Director or the Planning Commission may be appealed to the City Council. Decisions made by the Council may be appealed to the Pacific County Superior Court.

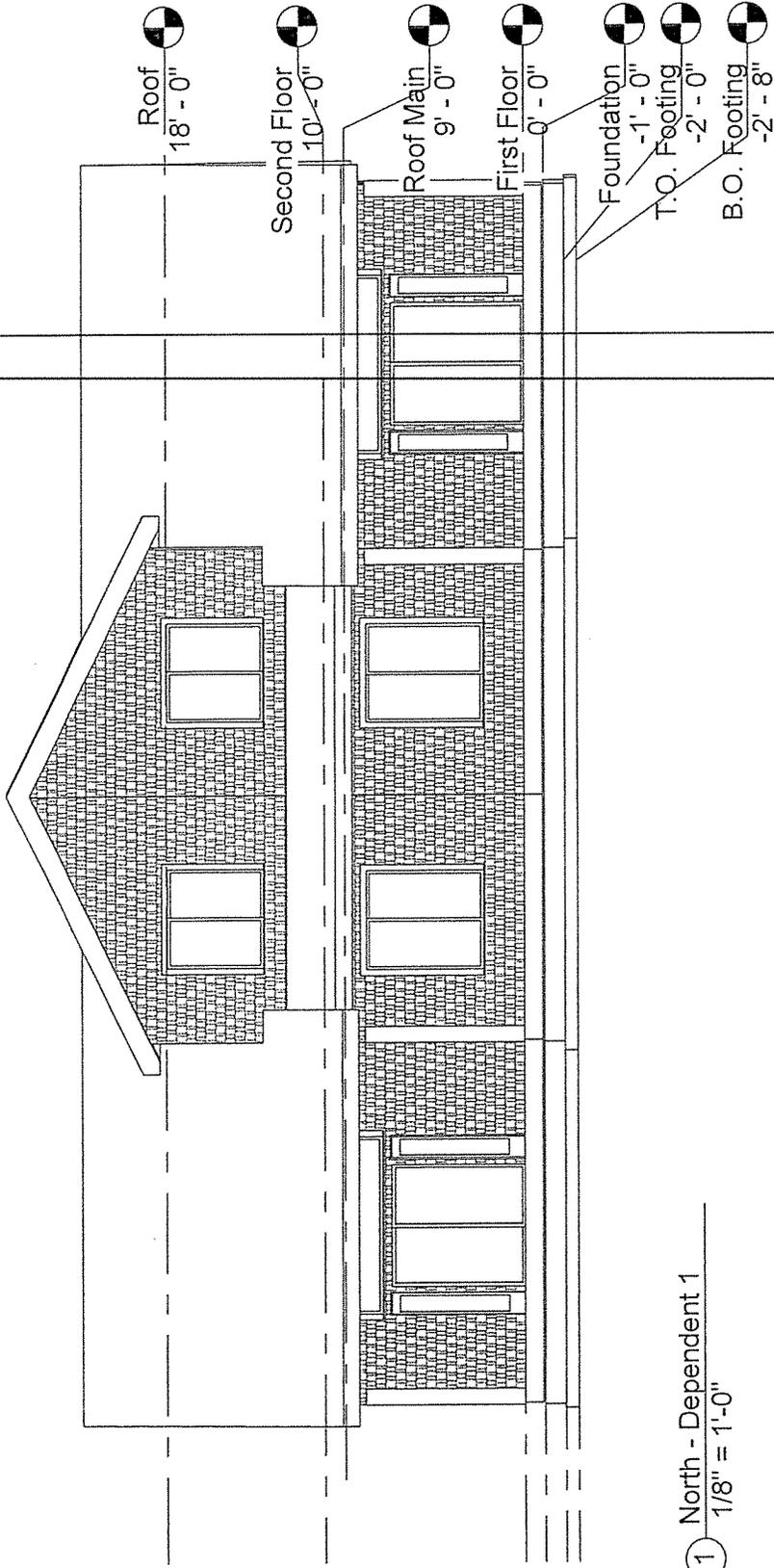
If you have questions about this application or the review process, or if you need assistance, contact the Community Development Department at 360/642-4421 or at planner@longbeachwa.gov.



① East - Dependent 1
1/8" = 1'-0"

 AUTODESK www.autodesk.com/revit	DISCOVERY		EXT. ELEVATIONS	
	N. 28TH ST		Project number	A-203
		Date	Issue Date	
		Drawn by	Author	
		Checked by	Checker	Scale 1/8" = 1'-0"

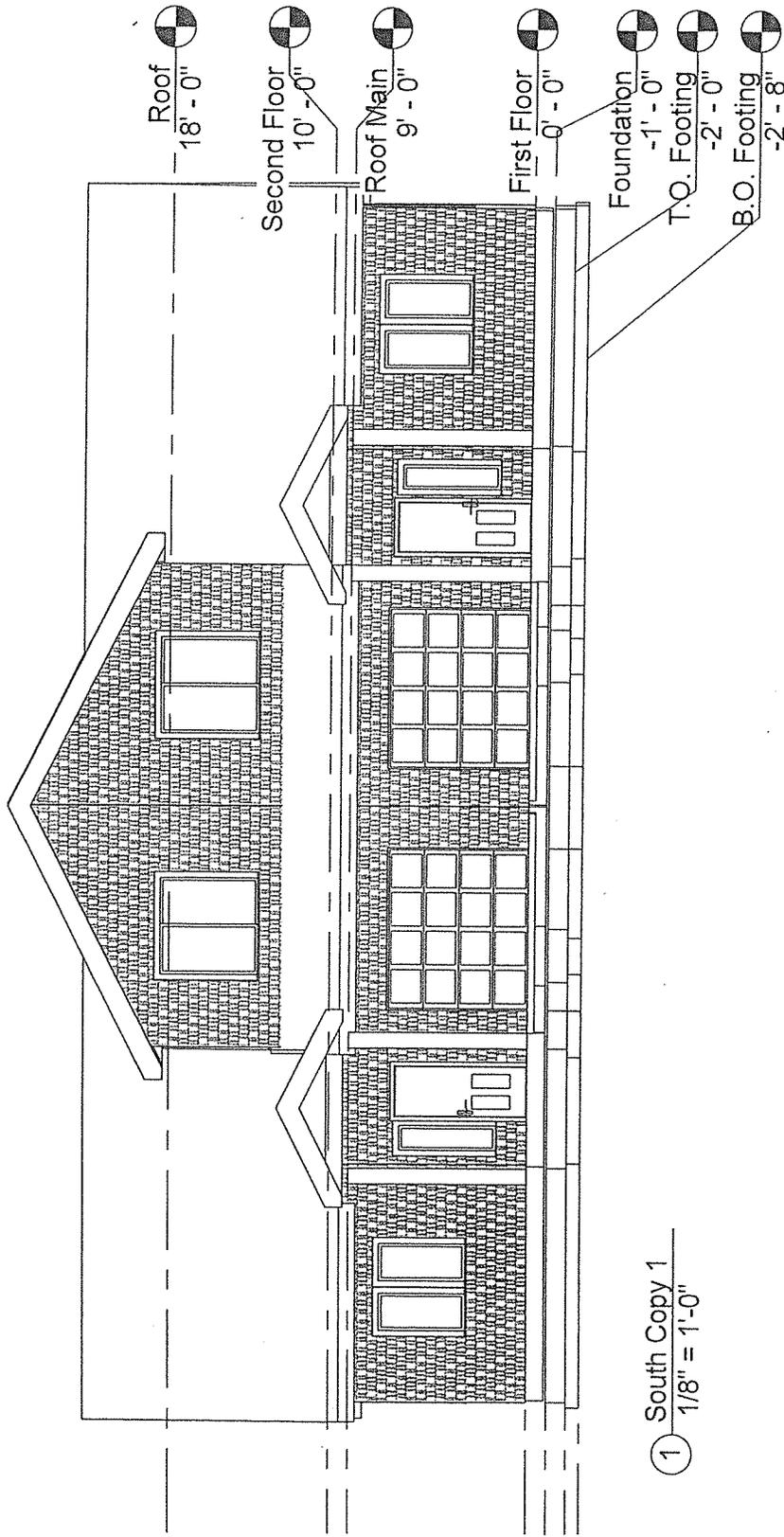
8/31/2018 2:24:45 PM



① North - Dependent 1
1/8" = 1'-0"

 AUTODESK www.autodesk.com/revit	DISCOVERY N. 28TH ST	EXT. ELEVATIONS
	Project number: A-204 Date: _____ Drawn by: _____ Checked by: _____	Project Number: _____ Issue Date: _____ Author: _____ Checker: _____

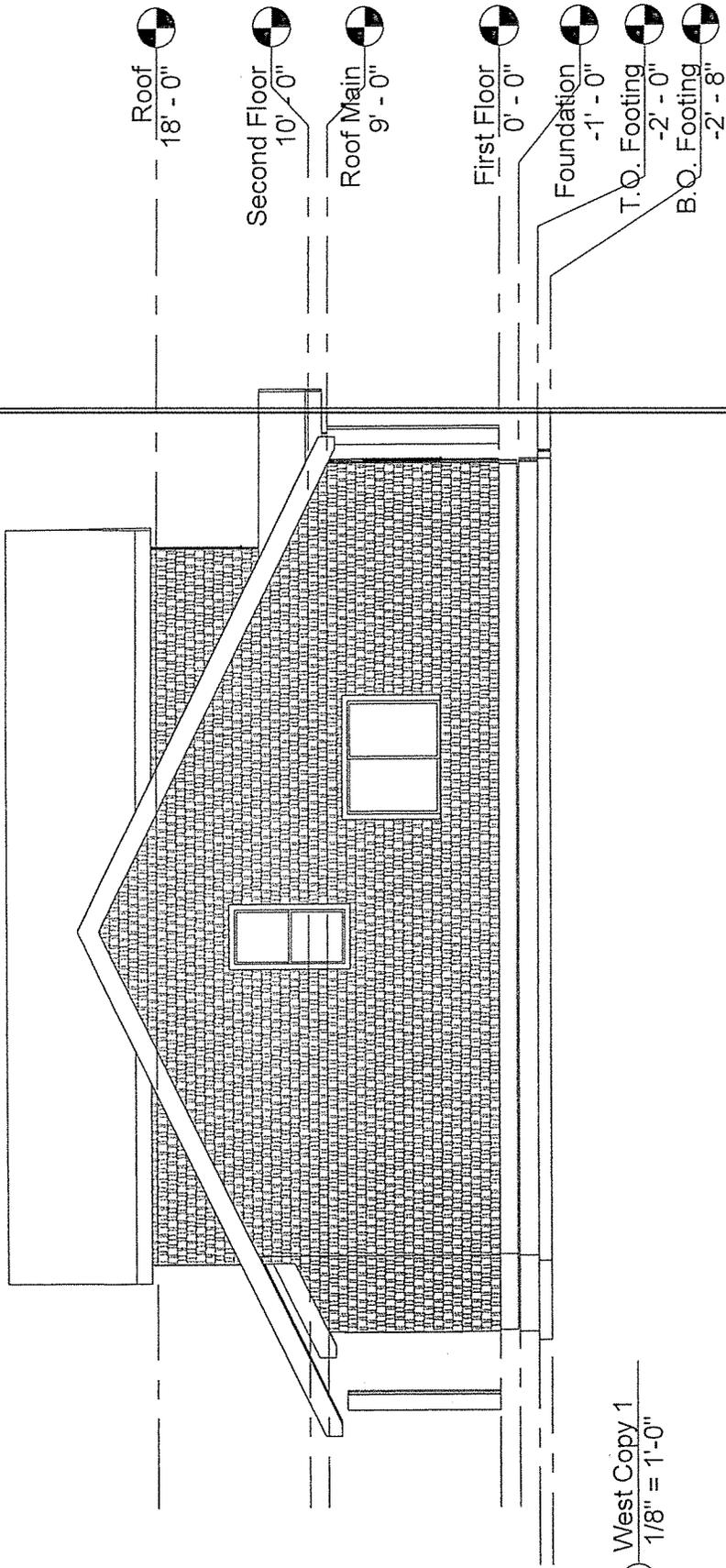
8/31/2018 2:24:45 PM



① South Copy 1
1/8" = 1'-0"

	DISCOVERY		EXT. ELEVATIONS	
	N. 28TH ST		Project number	A-205
www.autodesk.com/revit	Date		Issue Date	Author
	Checked by		Checker	Scale
				1/8" = 1'-0"

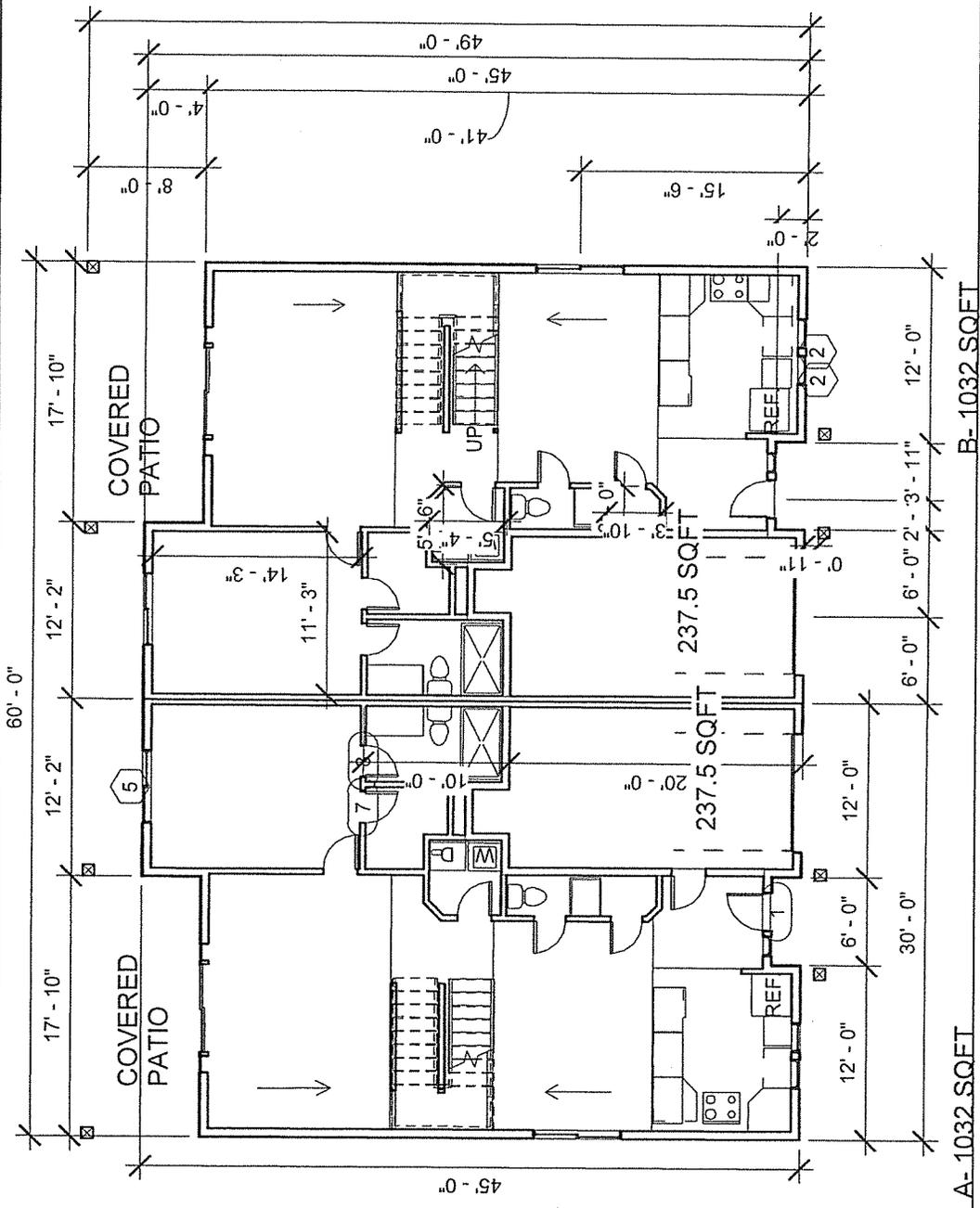
8/31/2018 2:24:46 PM



① West Copy 1
1/8" = 1'-0"

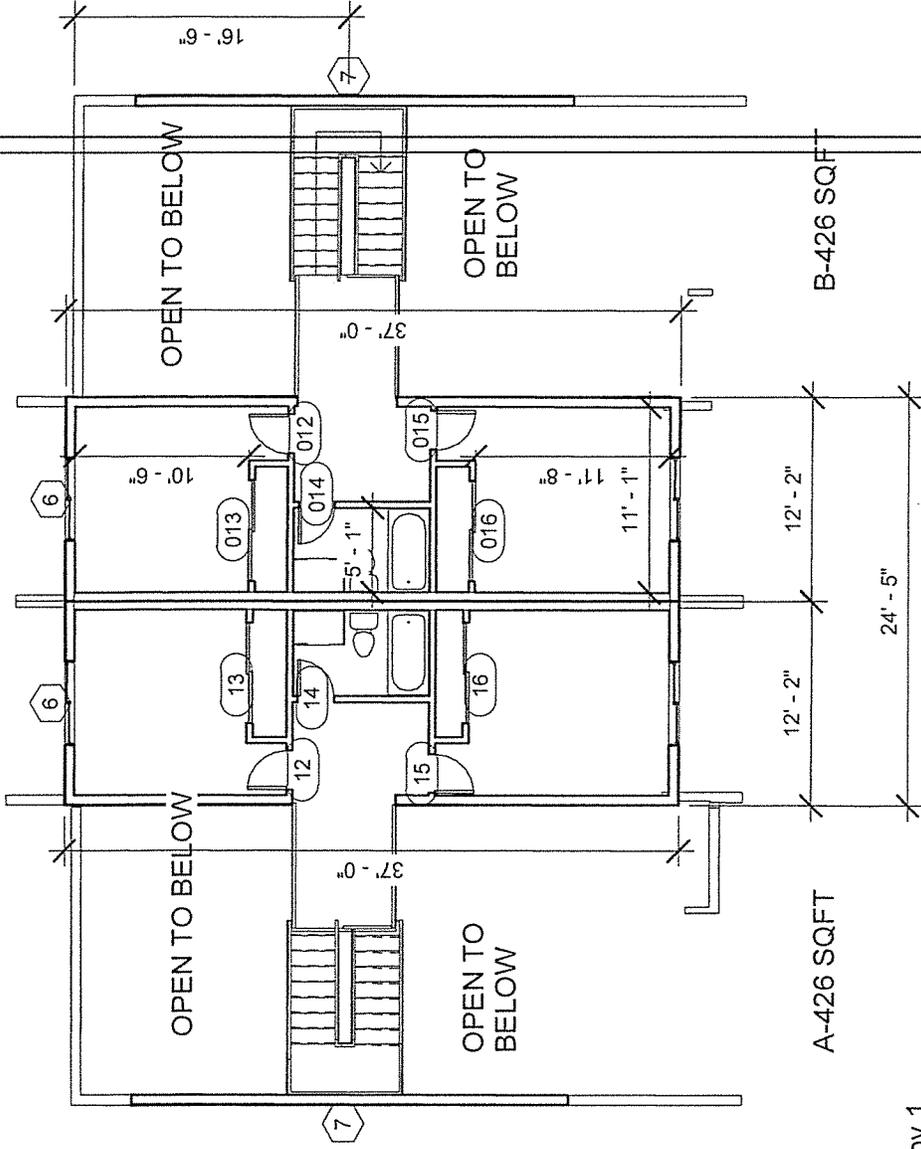
	DISCOVERY		EXT. ELEVATIONS	
	N. 28TH ST		Project number	A-206
www.autodesk.com/revit		Date	Issue Date	
		Drawn by	Author	
		Checked by	Checker	Scale 1/8" = 1'-0"

8/31/2018 2:24:46 PM



	DISCOVERY		1ST FLOOR	
	N. 28TH ST		Project number: A-207	
www.autodesk.com/revit		Date	Issue Date	Author
Checked by		Scale		3/32" = 1'-0"

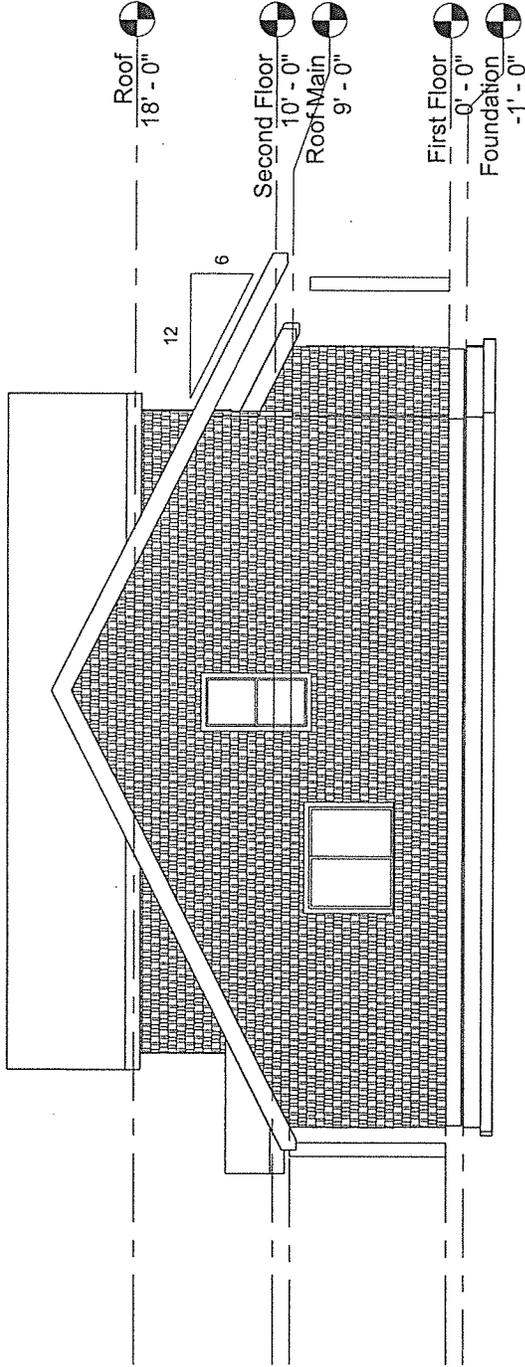
1 First Floor Copy 1
 3/32" = 1'-0"
 8/31/2018 2:24:46 PM



1 Second Floor Copy 1
 1" = 10'-0"

	DISCOVERY		2ND FLOOR	
	www.autodesk.com/revit		Project number: A-208	
		Date	Issue Date	Author
		Drawn by	Checked by	Scale: 1" = 10'-0"

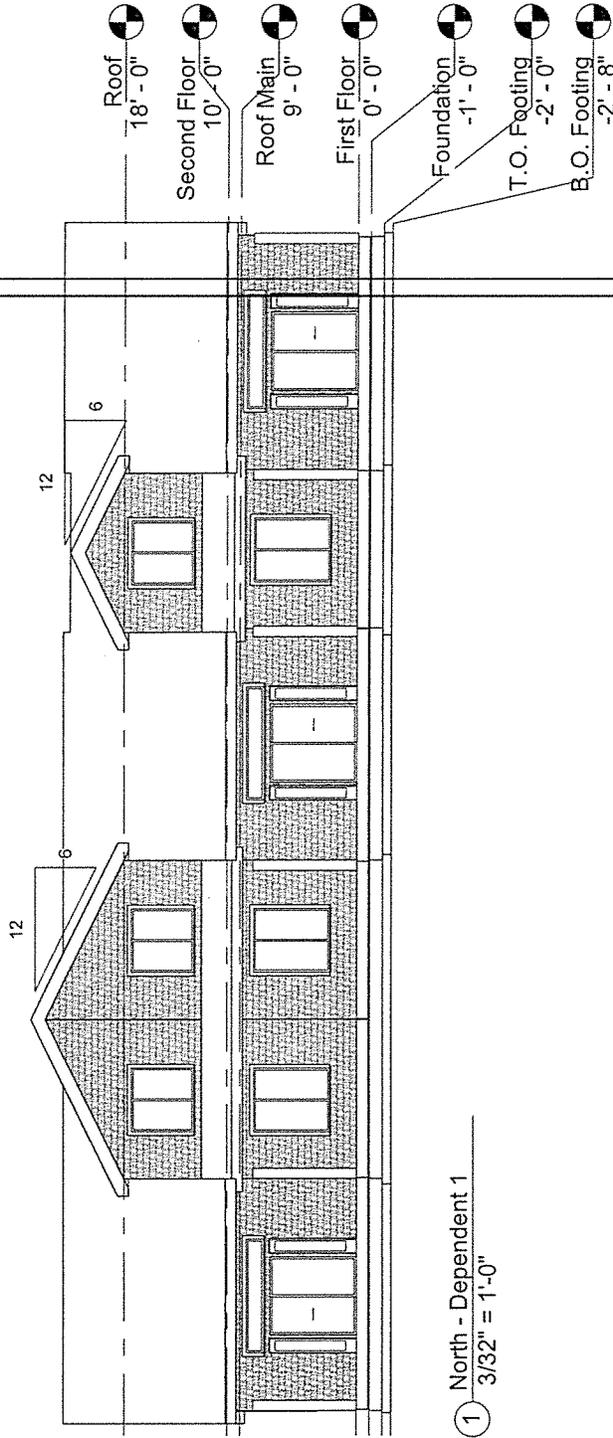
8/31/2018 2:24:46 PM



① East - Dependent 1
1/8" = 1'-0"

 AUTODESK www.autodesk.com/revit	DISCOVERY		EXT. ELEVATIONS	
	N. 28TH ST		Project number	Project Number
		Date	Issue Date	A-203
		Drawn by	Author	
		Checked by	Checker	Scale 1/8" = 1'-0"

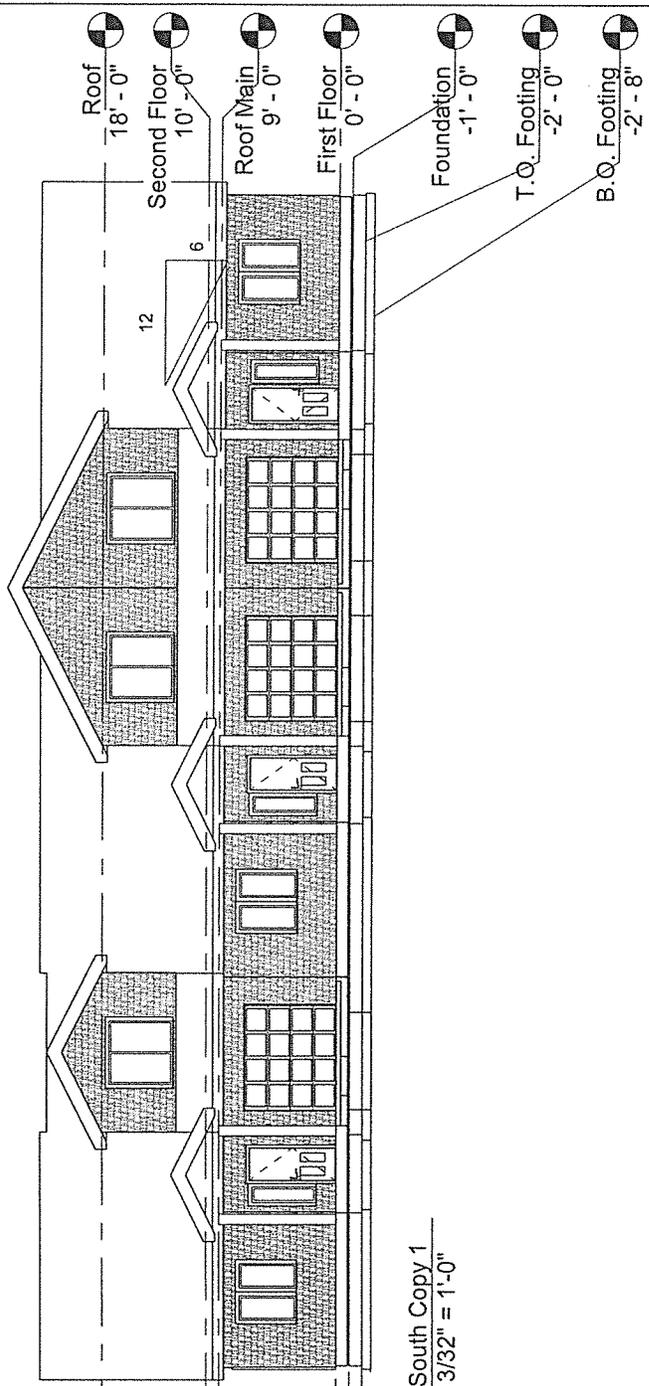
8/31/2018 2:27:54 PM



① North - Dependent 1
3/32" = 1'-0"

 AUTODESK www.autodesk.com/revit	DISCOVERY	EXT. ELEVATIONS									
	N. 28TH ST	<table border="1"> <tr> <td>Project number</td> <td>Project Number</td> </tr> <tr> <td>Date</td> <td>Issue Date</td> </tr> <tr> <td>Drawn by</td> <td>Author</td> </tr> <tr> <td>Checked by</td> <td>Checker</td> </tr> <tr> <td></td> <td>Scale</td> </tr> </table>	Project number	Project Number	Date	Issue Date	Drawn by	Author	Checked by	Checker	
Project number	Project Number										
Date	Issue Date										
Drawn by	Author										
Checked by	Checker										
	Scale										
		A-204									

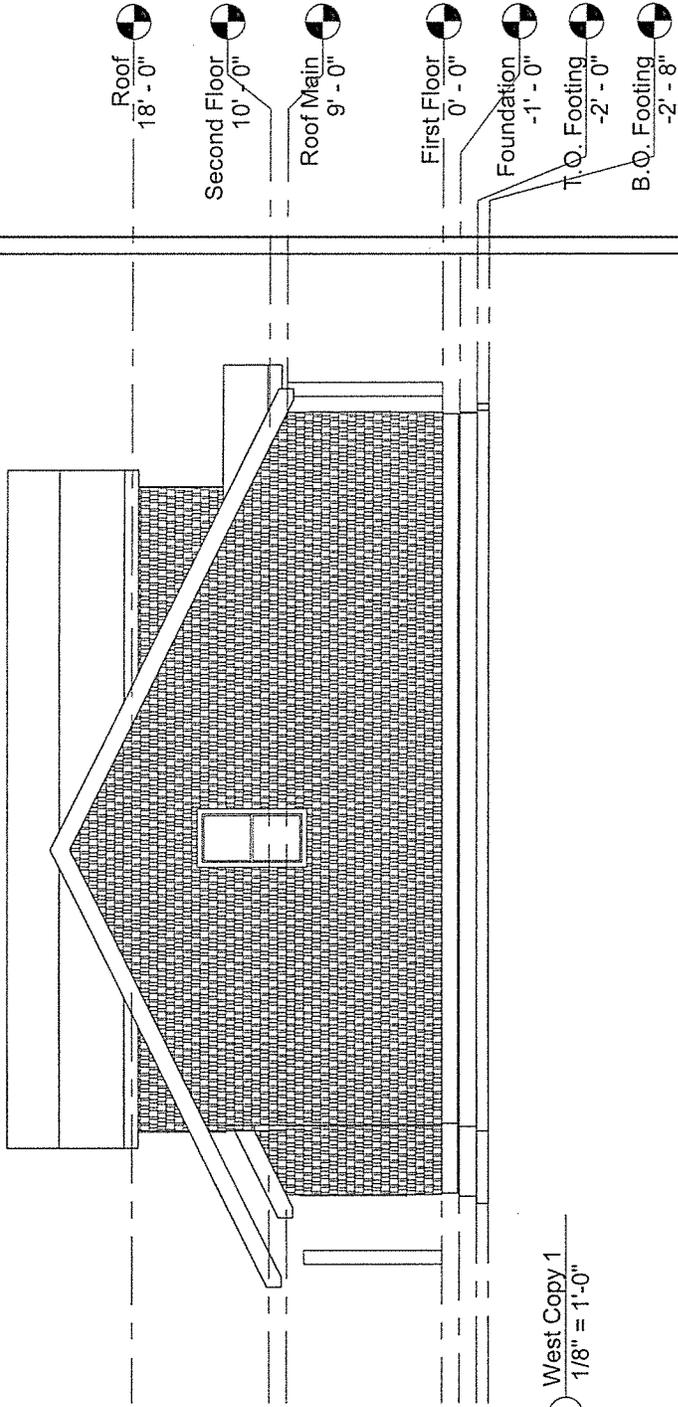
8/31/2018 2:27:54 PM



1 South Copy 1
3/32" = 1'-0"

 www.autodesk.com/revit	DISCOVERY	EXT. ELEVATIONS	
	N. 28TH ST	Project number	Project Number
		Date	Issue Date
		Drawn by	Author
		Checked by	Checker
			Scale 3/32" = 1'-0"
			A-205

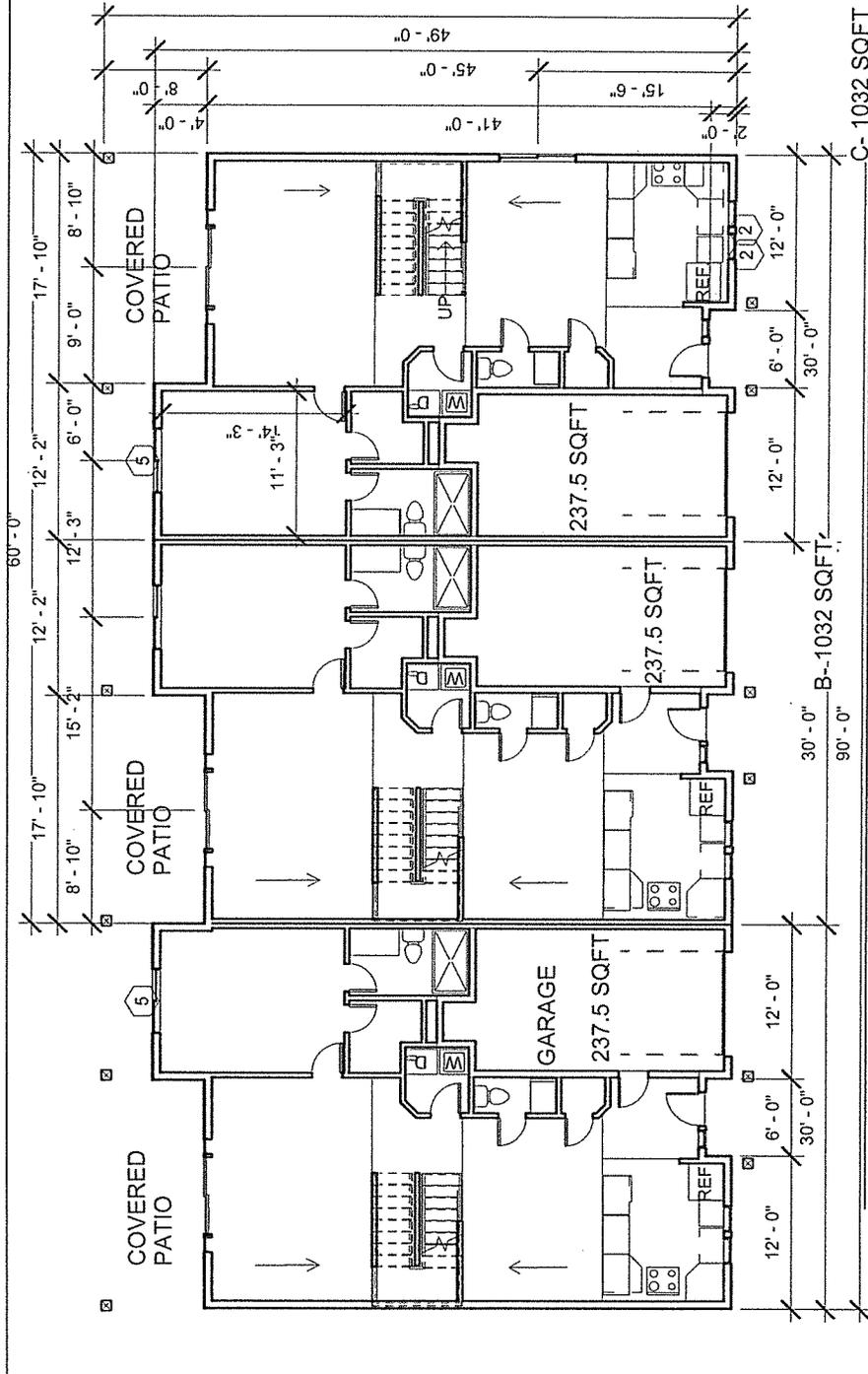
8/31/2018 2:27:55 PM



1 West Copy 1
1/8" = 1'-0"

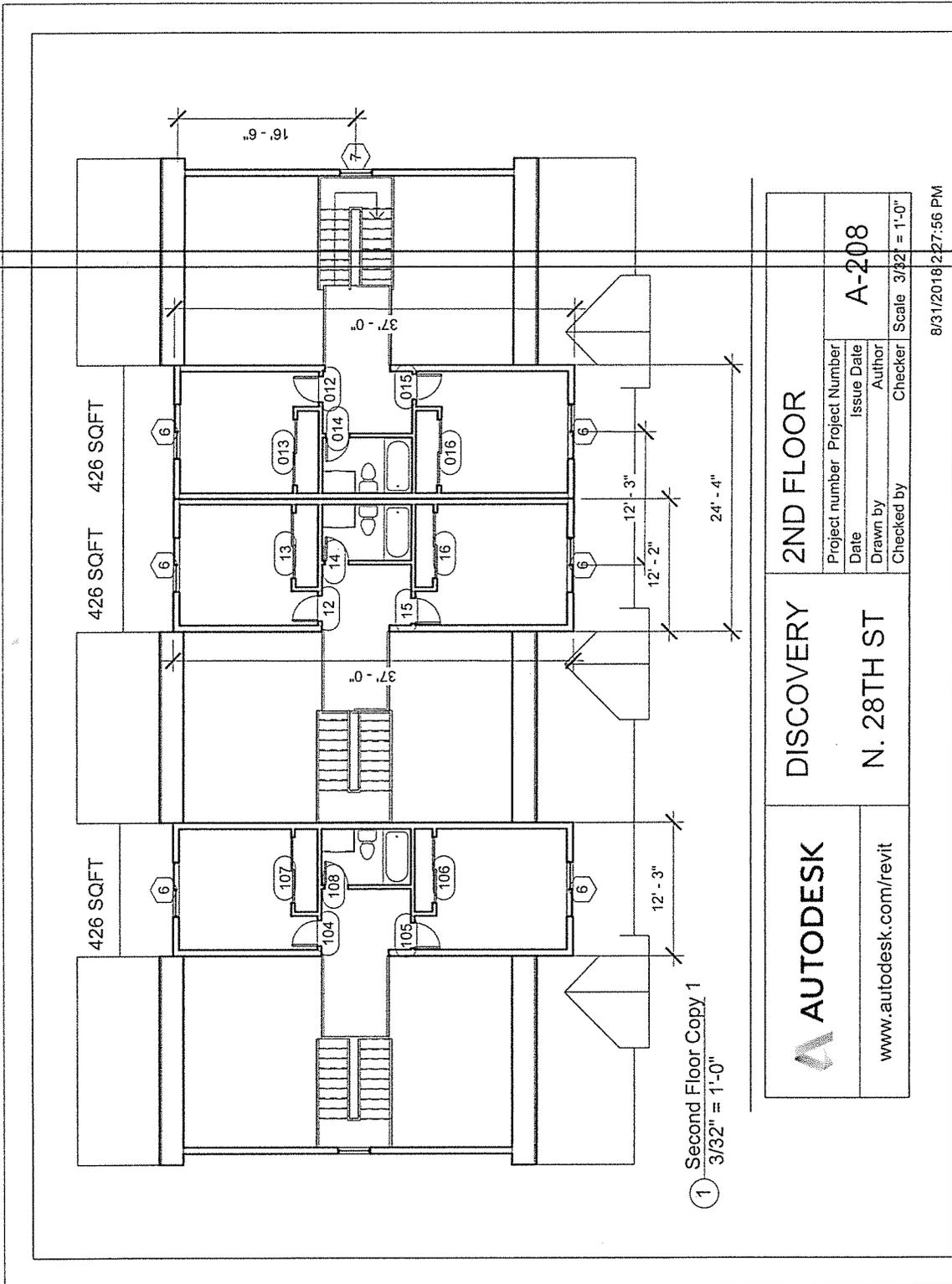
 AUTODESK www.autodesk.com/revit	DISCOVERY		EXT. ELEVATIONS	
	N. 28TH ST		Project number	Project Number
		Date	Issue Date	A-206
		Drawn by	Author	
		Checked by	Checker	Scale
				1/8" = 1'-0"

8/31/2016 2:27:56 PM



	DISCOVERY		1ST FLOOR	
	N. 28TH ST		A-207	
www.autodesk.com/revit		Project number	Project Number	Date
		Issue Date	Author	Checked by
		Checker	Scale	3/32" = 1'-0"

1 First Floor Copy 1
 3/32" = 1'-0"
 8/31/2018 2:27:56 PM



① Second Floor Copy 1
3/32" = 1'-0"

	DISCOVERY		2ND FLOOR	
	N. 28TH ST		Project number	A-208
www.autodesk.com/revit		Date	Issue Date	Author
		Checked by	Checker	Scale 3/32" = 1'-0"

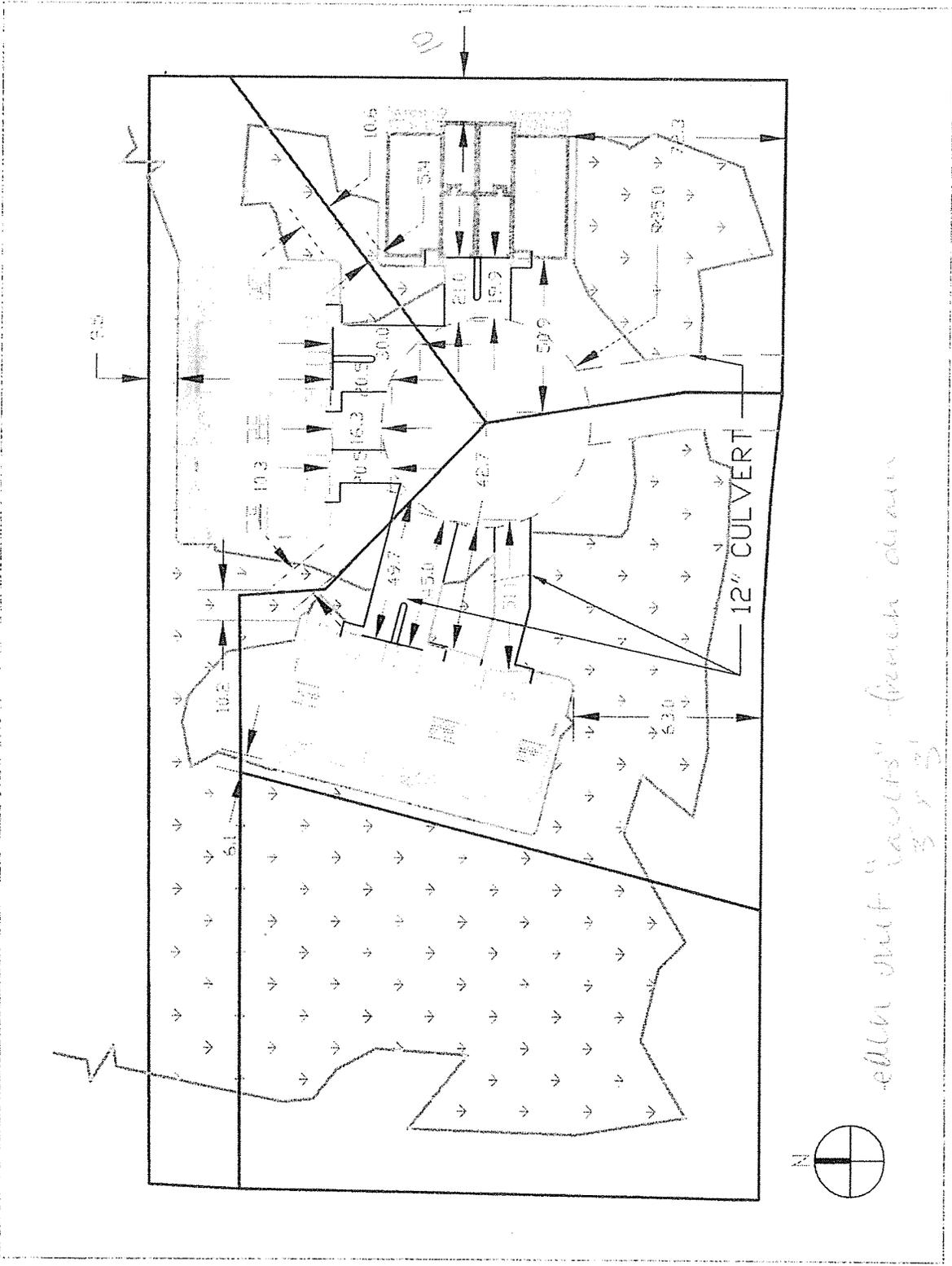
8/31/2018 2:27:56 PM

LONG BEACH TRIPLEX

LONG BEACH TRIPLEX

SITE PLAN

A3.0



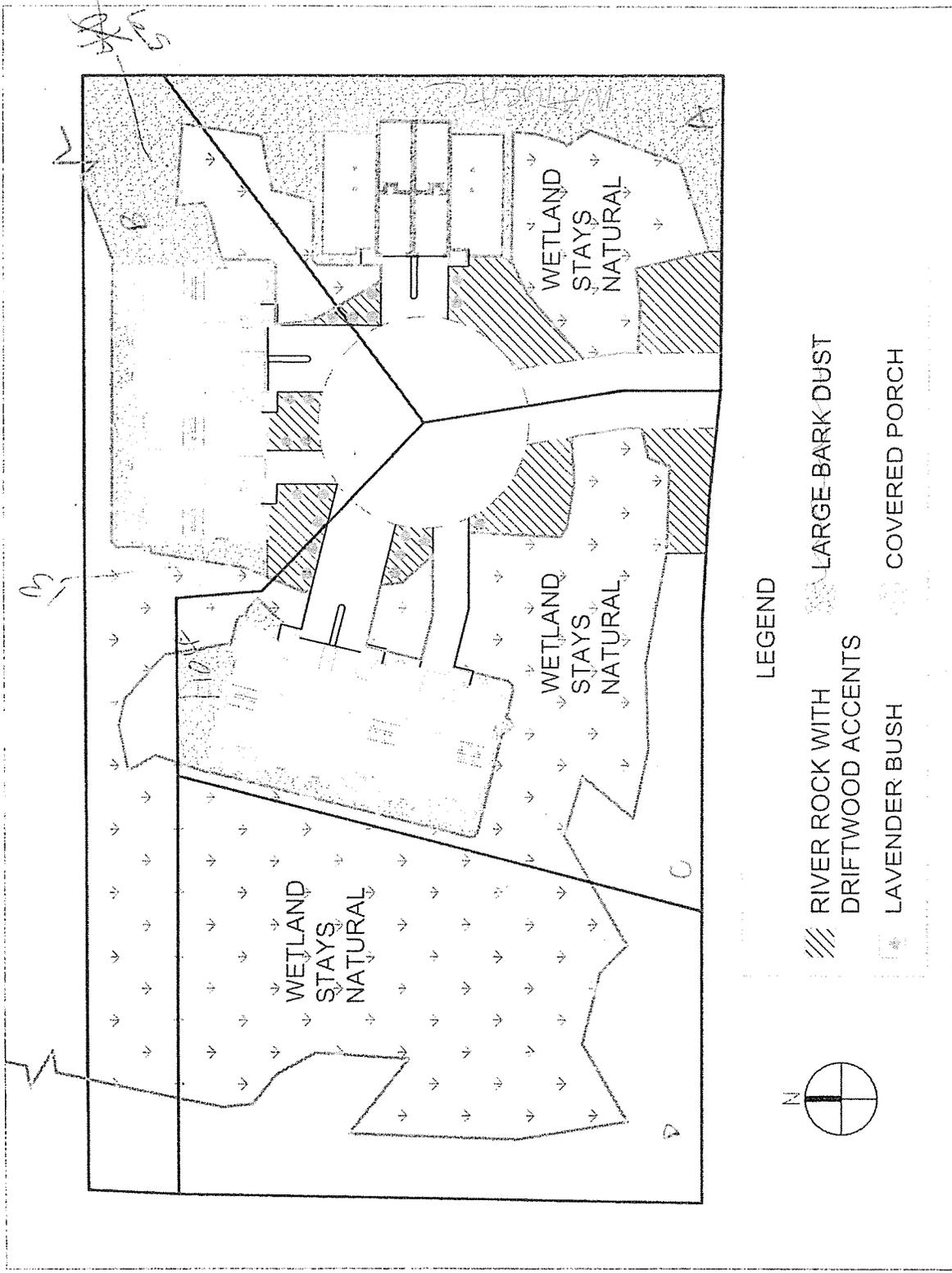
*add in just "lavets" french drains
3' x 3'*

LONG BEACH TRIPLEX

LONG BEACH TRIPLEX

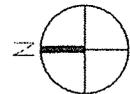
SITE PLAN

A3.0



LEGEND

-  RIVER ROCK WITH DRIFTWOOD ACCENTS
-  LARGE BARK DUST
-  LAVENDER BUSH
-  COVERED PORCH



SCALE IN FEET

Discovery Help
PACIFIC County Assessor 900 2nd St. Se. Astoria, OR 97103

Parcel Number: 10110922267

Parcel (Retired)

Parcel ID: 10110922267 Owner: DISCOVERY DEVELOPMENT INC
 Description: 91 - Undeveloped - Land
 Address: 6168 NE US HIGHWAY 99 STE 201
 City: VANCOUVER WA
 Zip: 98665-8744
 Parcel Name: 101109 267 LB;
 Notes: NEW FOR 2008 TAXES/OUT OF TAX 245-10110922245 DUE TO SWD-3106249

Land:	\$0	Land:	\$0	District:	
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0		
Total	\$0	Total	\$0	Total Acres:	

Ownership

DISCOVERY DEVELOPMENT INC 100 %

Sales History

No Sales History

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Owner	Assessed Value	Market Value	Net Value	Assessed Value	Market Value	Net Value
2018	DISCOVERY DEVELOPMENT INC	\$180,000	\$0	\$0	\$180,000	\$0	\$180,000
2017	DISCOVERY DEVELOPMENT INC	\$144,000	\$0	\$0	\$144,000	\$0	\$144,000
2016	DISCOVERY DEVELOPMENT INC	\$180,000	\$0	\$0	\$180,000	\$0	\$180,000
2015	DISCOVERY DEVELOPMENT INC	\$180,000	\$0	\$0	\$180,000	\$0	\$180,000

Parcel Comments

11/06/07 NEW FOR 2008 TAXES/OUT OF TAX 245-10110922245 DUE TO SWD-3106249

City of Long Beach Planning Commission

MEMORANDUM

TO: Long Beach City Council

SUBJECT: Recommendation Regarding Case No. DR 2018-39
Design Review for 200, 220, 240 28th ST NW (2) triplexes and (1) duplex

FROM: Long Beach Planning Commission
Curtis Epping, Chair
Kathleen Graham
William Stidham
Diane Janas

Thomas Werner
John Nechvatal

DATE: September 11, 2018

HONORABLE MAYOR AND MEMBERS OF THE COUNCIL:

On behalf of the Planning Commission, it is my privilege to forward our recommendation regarding design review of the proposed development at 200, 220 & 240 28th ST NW which is made up of (2) triplex and (1) duplex. Pursuant to **section 12-10-5(C)** of the Long Beach City code, the Planning Commission has conducted a review of the subject structures, considered the matter and analyzed the proposed design relative to the design requirements and lot standards of the City of Long Beach, and made findings as follow:

1. The proposal complies with the Comprehensive Plan and other adopted city policies;
2. The proposal meets the requirements of the Title 12, Zoning Ordinance, of the City of Long Beach Municipal Code;
3. The proposal satisfies the criteria and purposes of Title 12, Chapter 10 – Design Review Criteria;
4. The proposal is consistent with the City’s Design Guidelines.

It is the Commission’s understanding the City Council will consider the matter including this Commission’s recommendation and make the final determination regarding this proposed design review.

The Commission recommends the Council APPROVE design of the 28th ST NW development as presented in Case No. DR 2018-39 with the conditions suggested on the City Planner’s staff report.

Sincerely,

Curtis Epping, Chair



TAB - C

Long Beach Police

P.O. Box 795
Long Beach, WA 98631

lbpchief@centurytel.net

Phone 360-642-2911
Fax 360-642-5273

09-01-18

Page 1 of 2

To: Mayor Phillips and Long Beach City Council

From: Chief Flint R. Wright

Ref.: Monthly Report for August 2018

During the month of August the Long Beach Police Department handled the following cases and calls:

Long Beach

605 Total Incidents

Aid Call Assists: 4

Alarms: 8

Animal Complaints: 11

Assaults: 6

Assists: 55

(Includes 15 PCSO, 3 WSP And 3 Other Agency Assists Outside City Boundaries)

Burglaries: 5

Disturbance: 21

Drug Inv.: 7

Fire Call Assists: 4

Follow Up: 140

Found/Lost Property: 24

Harassment: 6

Malicious Mischief: 3

MIP – Alcohol: 0

MIP – Tobacco: 0

Missing Persons: 0

Prowler: 3

Runaway: 1

Security Checks: 74

Suspicious: 35

Thefts: 21

Traffic Accidents: 12

Traffic Complaints: 22

Traffic Tickets: 12

Traffic Warnings: 84

Trespass: 22

Warrant Contacts: 9

Welfare Checks: 16

Ilwaco (Includes 10 Calls At Port)

229 Total Incidents

Aid Call Assists: 2

Alarms: 3

Animal Complaints: 1

Assaults: 2

Assists: 23

Burglaries: 0

Disturbance: 6

Drug Inv.: 1

Fire Call Assists: 2

Follow Up: 66

Found/Lost Property: 3

Harassment: 6

Malicious Mischief: 2

MIP – Alcohol: 0

MIP – Tobacco: 0

Missing Persons: 0

Prowler: 0

Runaway: 1

Security Checks: 11

Suspicious: 21

Thefts: 3

Traffic Accidents: 4

Traffic Complaints: 8

Traffic Tickets: 9

Traffic Warnings: 36

Trespass: 8

Warrant Contacts: 6

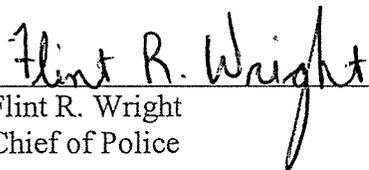
Welfare Checks: 5

On August 4th the department provided traffic control for the parade for Jake the Alligator Mans birthday celebration.

I taught our annual Hunter Safety Education class August 6th-11th. I had 19 students in the class this year.

Kite Festival Week, August 20th – 26th, was quiet from a law enforcement standpoint, at least in the festival area. There were some issues with subjects driving through the festival area from off the beach even though it was clearly posted. We will be hiring 2 extra flaggers next year to address this situation. Cost for flaggers for this event is right now at approx. \$7500. That will be going up with the addition of the extra flaggers.

On the 29th Officer Tim Mortenson attended training. The class title was “High in Plain Site: Substance Use Prevention Training”. The class dealt with different trends in the use of alcohol and drugs in society including party drugs, synthetic drugs, concealment methods and non-traditional alcoholic beverages.



Flint R. Wright
Chief of Police

City of Long Beach Activities Report

August 2018

Wastewater Dept.

Call Outs - 1

Meetings - 5 (PUD / (2) Contractor Pre Con / G & O Engineers (new waste water plant) / Geo techs)

Safety Meetings - 0 (Pushed to early next month due to work load.)

Plant Management - Monthly DMR's / Paperwork Review / Emails / Ordering Supplies / Engineers.

Samples – Daily Tests / Twice Weekly Testing (BODs , TSSs , and Fecals.)

Customer Service - 1

Locates - 11 Emergency Locates – 1 (PUD)

Hauling Sludge - 19 Loads (Delivered to new site.)

Lift Station Checking - Daily Action. (inspection / cleaning transducers)

Lift Station Wash down - 2 Plant Wash Down - 4

Samples to Lab - 2 (regular , Ammonia.)

Pump / Blower Maint. – 5

Sink Hole Investigation - 0

Main Repairs - 0

Equipment Cleanup - 0

Headworks Debris Removal – 1 Decanting Digester – 0

Training -

Larry K

Matt M Attended Evergreen Rural Water / Wastewater training.

John G

Don Z

Other Activities –

Grit Classifier Repainted.

Working on Grit Pump.

Weed Control around Plant.

Painted Pipes & Ballards.

Festival Setup / Tear Down. (Jake's Birthday , Kite Festival)

Monthly Fire Extinguishers.

Weed Control Lift Stations.

DMR QA 38 Filled Out for D.O.E.

Annual Scale Calibration.

Generator Load Test.

Power hit 8/23 All Plant Walk Through to Reset Equipment

Wadsworth in Plant (Electrical Issues Digester Blower)

City of Long Beach Activities Report

August 2018

Water Dept.

Call Outs - 2 (Water Shut Off.)

Meetings - 7 Staff / Naselle Rock / G&O Comp Plan / (2) Contractor pre con, / Kite Fest. / Geo-tech Engineers.

Safety Meetings - 0 (Pushed to early next month due to work load.)

Plant Management - Paperwork / Time Cards / Monthly DOH Report / Monthly DMR's. / Monthly Report / Bills / Log Book / Called Locates / Ordered Parts / Billing New Services / Plan Checking.

Customer Service - 3

Locates - 29

Emergency Locates - 2 (PUD)

Re-reads - 16

Install New Meters - 5 (5th nw ,1202 Cal.,4007 Lpl, 15th nw) Meter Reinstall - 0

New Service Investigations - 5 Valve Investigation - 0

New Service Prep - 5 Valve Can Raising - 0

Meter Removal - 0

Meter Repairs - 3

Hydrant Maint. - 0

Shut Off's - 10 Emergency Shut Offs - 3

Turn On's - 2

Res. Checking - 2

Res. Maint. - 1

Leak Repairs - 3 (Animal Clinic , 15th st s, 41st.)

Leak Investigations - 3

Equipment Cleanup - 9

System Samples - Weekly entire system.

Samples to Lab - 2

Training -

Larry K

Matt M Attended Evergreen Rural Water / Wastewater training.

John G

Don Z

Other Activities –

Reading Meters. (Seaview.)

Flushing Services (18) Due to summer flushing.

Town Cleanup.

Installing Remote Read Meters.

Jake's Birthday Setup / Tear Down.

Kite Festival Set up / Tear Down.

Weed eating Reservoir Dams.

Installing Drainage Hwy 103.

Painting Hydrant & Stand Pipes.

Installing Ballard on 28th st. Meter Boxes.

PD Assist (4) Building Board Ups / (1) Needle Clean Up.

New Shop Building Site Prep.

PUD Assist ^th St n.

Set Up Tank Inspection / Cleaning.

Generator Load Test.



WASHINGTON STATE
Recreation and Conservation
Funding Board

**Preliminary Ranking
Small Grant Category
Youth Athletic Facilities
2019-2021**

Rank	Score	Project Number and Type ¹	Project Name	Grant Applicant	Grant Request	Applicant Match	Total
1	42.17	18-2026D	Holley Park Youth Athletic Fields	La Center	\$75,000	\$75,000	\$150,000
2	41.00	18-1921D	Culbertson Park Renovations	Long Beach	\$75,000	\$47,500	\$122,500
3	39.83	18-1482D	Prosser Competitive Pool Improvements	Prosser	\$50,792	\$41,558	\$92,350
4	36.00	18-2039D	Burton Adventure Recreation Center Pump Track	Ri's Kids	\$74,609	\$74,610	\$149,219
5	35.33	18-2019D	Gable Park Athletic Field Lighting	Hoquiam	\$64,000	\$16,000	\$80,000
					\$339,401	\$254,668	\$594,069

¹Project Type: D=development



WASHINGTON STATE
Recreation and Conservation
Funding Board

Evaluation Scores
Small Grant Category
Youth Athletic Facilities
2019-2021

Rank/Project Name	Question										Total
	1 Need and Need Satisfaction	2 Design and Budget	3 Sustainability and Environmental Stewardship	4 Facility Management	5 Availability	6 Readiness to Proceed	7 Support and Partnerships	8 Matching Shares	9 Proximity to People	10 Growth Management Act Compliance	
1 Holley Park Youth Athletic Fields	12.50	8.33	2.83	2.67	4.50	3.00	8.33	0.00	1.00	-1.00	42.17
2 Culbertson Park Renovations	13.00	7.33	2.67	2.67	4.00	2.67	6.67	2.00	0.00	0.00	41.00
3 Prosser Competitive Pool Improvements	11.50	8.67	2.50	2.83	3.33	2.67	7.33	1.00	1.00	-1.00	39.83
4 Burton Adventure Recreation Center Pump Track	8.50	7.33	2.33	2.17	4.00	2.67	8.00	0.00	1.00	0.00	36.00
5 Gable Park Athletic Field Lighting	10.00	6.67	2.67	2.83	4.17	2.67	5.33	0.00	1.00	0.00	35.33

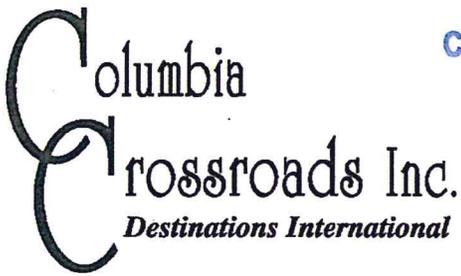
Evaluators score Questions 1-7; RCO staff scores Questions 8-10.

RECEIVED

SEP 14 2018

CITY OF LONG BEACH

13830 SW Scholls Ferry Rd. #101
Beaverton, Oregon 97007
503-372-6355 phone
503-372-6323 fax
503-225-9995 Operations/24 hours



September 14, 2018

Ragan Myers
Tourism and Events Coordinator
Long Beach Packaged Travel
City of Long Beach, WA

Dear Ragan,

Thank you so much for the help you have given us through the past year. The familiarization tour we ran last year was very successful and since then, we have advertised and sold Long Beach two more times to groups. With so much to offer, you are most fortunate! This year you have offered us some new ideas that are even more fun and exciting and we hope to put them into our itineraries for the coming year. Congratulations!

You have done an amazing job – keep up the good work!

Sincerely,

Cynthia Billette CTP

President
Columbia Crossroads/Destinations International
Beaverton, OR