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## TECHNICAL MEMORANDUM

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**TO:** Laura Oliver, Deputy Recorder  
**FROM:** Shay Stark, Planner  
**DATE:** May 5, 2022  
**SUBJECT:** Longview Subdivision – Final Plat – Planning Commission  
**PROJECT NO.:**

A Final Plat application has been submitted to the City for the Longview Subdivision. Staff has reviewed the application and has requested various changes which the Applicant has addressed and has asked for this to be moved on to Planning Commission for consideration.

### BACKGROUND:

The Preliminary Application was approved by the City Council December 14, 2021. The streets in the subdivision were configured to allow for the realignment of Canyon View Drive to head towards Loafer Canyon to eventually provide the southern areas in the city a more direct secondary route in and out of the city. The city also asked the developer to work with the developers of the Highlands Subdivision to stub a street out for future connectivity on the east end of the subdivision. In the approved Preliminary utilities are also interconnected between the two subdivisions. Specifically, water from the Longview Subdivision feeds the upper pressure zone the Highlands Subdivision. Sewer and Stormwater from Longview Subdivision were designed to pass through the systems developed by the Highlands Subdivision. The Developers of both subdivisions made a good faith effort as requested by the city to work together and interconnect their developments to improve circulation and improve the ability to maintain and operate the utilities.

Both subdivisions had submitted Final Plat Applications with their engineered design and were well underway through the review process when progress on the Final Plat Application for the Highlands stalled out and eventually the City Council had to terminate the application because the applicant was unable to move forward with there obligations toward approval. This termination of the Phase 1 application for the Highlands Subdivision has directly affected the Longview Subdivision in that the Longview Subdivision would lose interconnectivity of the utilities and surface improvements which has meant that they have had to redesign the stormwater system improvements and wastewater system improvements.

The major change to the stormwater system is that the all of the water must go into the stormwater basin and either percolate into the ground or overflow down the hill to Goosenest Drive. The overflow for this basin to Goosenest Drive is not new with the Final Plat but not being able to send water through a controlled discharge into the Highlands Subdivision and out to Loafer Canyon was a change that required some redesign of the lines and function of the stormwater basin.

The Sanitary Sewer also has been rerouted to flow into the sewer system in Rocky Mountain Way. This line has been designed so that when Canyon View Drive does extend further to the north the flow from Longview can be rerouted in Canyon View Drive with minor modification to one manhole and then the line to Rocky Mountain Way can be decommissioned. The future

reroute to Canyon View Drive will simplify maintenance of the sanitary sewer system as the temporary line to Rocky Mountain Way runs through back yards and along the back of the stormwater basin. However, provisions have been designed to access the proposed Rocky Mountain line for maintenance but the reroute will be the better long-term solution.

Surface street connections are proposed to remain stubbed out for future connection at the time the land to the north is developed.

#### TECHNICAL REVIEW:

During Staff review several other issues have also been addressed and a few are worth mentioning.

Canyon View Drive and Sunset Avenue: The reconfiguration of Canyon View Drive is a key issue that has required a great deal of thought. The goal with the reconfiguration is to make a clear separation between the two streets so that someone driving to the north on Canyon View Drive or to the south on Sunset Avenue knows that there is no longer a connection between the two streets. Appropriate signage is part of the solution. The curb gutter and sidewalk along the new extension of Canyon View Drive have been tied into the intersection with Hudson Lane and the reconfigured street is repaved and crowned so that the street follows the curvature. Another suggestion is to place a physical visible barrier behind the sidewalk and signs. The challenge is that the City has several major buried utilities that traverse this section of right-of-way so planting trees is not the best option. A privacy fence may be one possibility, or the city may choose to create a small, landscaped island that is raised and plant native ornamental shrubs, grasses and flowers. Either way the city needs to provide direction if anything more is desired of the developer at this location.

From the Sunset side the street needs to continue to the south from the AMA Fille Lane intersection for at least 100 feet for service and emergency equipment turn around. The neighboring lot on the southeast corner of Ama Fille Lane and Sunset utilizes this street to access a driveway for their RV. It may make sense to terminate the street just south of this access point. At this point signage is probably the best solution.

One question that immediately comes to mind is: Why not vacate the Sunset right-of-way to the neighboring properties? This may be an option but comes with some significant challenges. Culinary Water and Sewer Trunk lines as well as several franchise utilities are located in this section of street. State Law does not allow the vacation of the right-of-way that will adversely impact the ability for utilities to operate and maintain their system. The costs may very well outweigh the benefits. Leaving the existing pavement in place protects the utilities and minimizes city maintenance. Removal of the pavement or partial removal of the pavement is an option but will require that access is still available to the lines and the alternate solution will very likely be more maintenance intensive.

Storm Water: The City long term goal is to move stormwater down Canyon View Drive into Loafer Canyon. The stormwater basin proposed with this project was initially intended to be a basin that the city could send water from Canyon View on its way to Loafer Canyon. An overflow must always be considered with a basin and the overflow to Goosenest is a solution that works in extenuating circumstances such as storms larger than 100-year storms but the main flow should continue to Loafer Canyon. As future development occurs to the north of Longview and as the city plans for



future stormwater facilities to address Canyon View Drive and the neighborhoods surrounding it, consideration should be given to sending that water to Loafer Canyon.

**CONCLUSION/RECOMENDATION:**

The proposed Final Plat application with the revisions due to the termination of the Highlands Subdivision application remains true to the intent and proposed layout approved in the Preliminary Application and addresses the utilities that had to be relocated to allow service to this proposed subdivision. The changes to utilities have also been designed to allow those utilities to be rerouted to the north as was originally proposed at the time development to the north occurs. Canyon View Drive and the street stub on the east end of the project remain in place to serve as future connections.

It is recommended that with favorable discussion by the Planning Commission that the Longview Subdivision be recommended for approval and direction be provided to the applicant concerning any additional improvements that the City would like to have addressed with the severing of Canyon View and Sunset streets.

END

