



City of Longview

1525 Broadway
Longview, WA 98632
www.ci.longview.wa.us

Minutes

Planning Commission

Wednesday, December 12, 2018

7:00 PM

City Hall

Chairman Collins called the special meeting of the Longview Planning Commission to order at 7:00 p.m. in the City Hall Council Chambers, 1525 Broadway, Longview, Washington.

1. ROLL CALL

Present: 5 - Craig Collins, Mr. Van Tongeren, Ms. Schott, Mr. Marvin and Mr. Davis

Excused: 1 - Ms. Leber

Staff present: Steve Shuman, Assistant City Attorney; Steve Langdon, Planning Manager; Adam Trimble, Planner; John Brickey, Community Economic Development Director; Craig Bozarth, City Engineer; Lisa Vertrees, Administrative Assistant

2. APPROVAL OF MINUTES

A motion was made by Mr. Ray Van Tongeren, seconded by Ms. Christine Schott, to approve the regular meeting minutes of November 7, 2018. The motion passed unanimously.

[PC Min 110718](#) PC Minutes of November 7, 2018

3. AUDIENCE PARTICIPATION OR CORRESPONDENCE

None at this time.

3.1 ORAL COMMUNICATIONS.

Persons in the audience may discuss business not scheduled on this agenda or any item of interest within the jurisdiction of the Planning Commission. The Commission will listen to all communication, but in compliance with the Washington Open Public Meetings Act, will not take any action on items that are not listed on the agenda.

3.2 WRITTEN COMMUNICATIONS.

Correspondence for the Planning Commission received after preparation of this agenda.

4. DECLARATION OF EX PARTE COMMUNICATION AND APPEARNESS OF FAIRNESS DOCTRINE

DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARNESS OF FAIRNESS DOCTRINE was read into the record by Mr. Langdon and received no comments from the audience.

5. PUBLIC HEARING ITEMS

[PC 2018-1
12-12-18](#)

PRELIMINARY SUBDIVISION PLAT FOR MT. SOLO ESTATES PHASES 1-3, A 92 LOT SUBDIVISION ON 30 ACRES

*Mr. Trimble reviewed the staff report.
Written comments were received from: Victoria Block, Citizen; Cowlitz PUD, utility; Consolidated Diking District #1 (CDID #1).*

Staff findings amend and correct some conditions listed in the report.

Amend Condition of Approval 2

2. The developer shall provide paved temporary cul-de-sacs in accordance with City standards for phased incomplete streets in Phases 1 and 2. Or an alternate turnaround as approved by the Longview Fire Marshal.

Amend Condition of Approval 11

- *Original: If the Consolidated Diking Improvement District No. 1 requires an access corridor to maintain their ditches as part of the District's flood control/protection system, the developer will be required to provide an easement or dedicate the access areas to CDID No. 1 rather than the City of Longview. CDID No. 1 would then grant the City of Longview an easement for the use of the buffer areas.*

To

- *'The developer will be required to dedicate the land containing Ditch 15 and sufficient area for 25-ft wide continuous clear access measured from top of bank, including adjacent buffers and wetland mitigation areas, with the understanding that the natural watercourse will not be improved; or a lesser area as approved by the CDID No.1 Board. In addition, the following provisions must be met:*

- *An access gate must be provided behind back of sidewalk at the end of Branch Creek Dr, near the intersection of Greyhawk Ln (per CDID#1 standard specifications); and*

- *The tank traps between Schneider Drive and Ditch 10 must be filled; and*

- *The City of Longview will maintain responsibility for trail maintenance under an interlocal agreement in the same manner previously agreed to for the trails at Village at Mt Solo.'*

Scott Taylor, representing the developer, responded to the findings.

Chairman Collins opened the public hearing. The following citizens spoke:

** Martin Wells*

- * Dave Fine
- * Jerry Foresman
- * Patty Bricher
- * Spencer Boudreau
- * Jim Welcome
- * Bill Josh
- * Scott Taylor

Hearing no further comments, Chairman Collins closed the public hearing.

A motion was made by Mr. Ray Van Tongeren, seconded by Mr. Shawn Marvin, to recommend City Council approve the preliminary subdivision plat for Mt. Solo Estates Phases 1-3 based on staff findings and subject to the amended conditions of approval. The motion passed unanimously.

[PC 2018-6](#)
[12/12/18](#)

PUBLIC HEARING ON RECREATIONAL VEHICLE PARK STANDARDS

Mr. Langdon reviewed the staff report.

Chairman Collins opened the public hearing. The follow citizens spoke:

- * Mike O'Neil

Hearing no others, Chairman Collins closed the public hearing.

A motion was made by Mr. Ray Van Tongeren, seconded by Ms. Christine Schott, to recommend to City Council adopt the subject zoning code amendments per staff findings. The motion passed unanimously.

6. NON-PUBLIC HEARING ITEMS

[PC 2018-7](#)
[12/12/18](#)

WORKSHOP ON ZONING FOR THE PROPOSED WEST LONGVIEW ANNEXATION

Mr. Langdon reviewed areas of the proposed West Longview annexation. A public hearing will be set for January.

7. OTHER BUSINESS

None at this time.

8. PLANNER'S REPORT

- * *Hardrock Estates owner is marketing four large lots for a lower density development than originally anticipated.*
- * *Two commercial sites are being developed on Washington Way, across from The Office/Wendy's.*
- * *Ribbon cutting was today for the RA Long Park gazebo.*

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for January 2, 2019.

With no further business to discuss, the meeting adjourned at 9:03 p.m.

Lisa Vertrees, Recorder