



City of Longview

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

Minutes

Planning Commission

Chairman Craig Collins
Mr. Ray Van Tongeren
Ms. Ramona Leber
Ms. Christine Schott
Mr. Micah Shea
Mr. Trey Davis
Mr. Shawn Marvin

Wednesday, July 5, 2017

7:00 PM

City Hall

1. ROLL CALL

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

Present: 7 - Craig Collins, Mr. Van Tongeren, Ms. Leber, Ms. Schott, Mr. Shea, Mr. Davis and Mr. Marvin

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

2. APPROVAL OF MINUTES

[PC Min 053117](#) PC Minutes of Special Meeting May 31, 2017

Attachments: [PC Min 05312017.pdf](#)

A motion was made by Ms. Ramona Leber, seconded by Mr. Ray Van Tongeren, to approve the special meeting minutes of May 31, 2017. The motion passed unanimously.

[PC Min 060717](#) PC Minutes of June 7, 2017

Attachments: [PC Min 06072017.pdf](#)

A motion was made by Mr. Ray Van Tongeren, seconded by Ms. Ramona Leber, to approve the regular meeting minutes of June 7, 2017. The motion passed unanimously.

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 APPEARANCE OF FAIRNESS DOCTRINE

Waived

5. PUBLIC HEARING ITEMS

None at this time.

6. NON-PUBLIC HEARING ITEMS

[PC 2017-2
7/5/17](#)

SET PUBLIC HEARING - COMPREHENSIVE PLAN MAP AMENDMENT AND RE-ZONE OF 30.7 ACRES TO CONVERT APPROXIMATELY 15.72 ACRES OF EXISTING R-2 DESIGNATED LAND TO R-3, WHILE LEAVE 5.56 ACRES AS EXISTING R-2 DESIGNATION, AND RECONFIGURE AND REDUCE THE EXISTING GC DESIGNATED COMMERCIAL LAND FROM 5.28 ACRES TO 5.27 ACRES AT 5426 OCEAN BEACH HIGHWAY.

Attachments: [170628 Memo_PC_set_public_hearing_Wood_rezone_comp_plan_map_change](#)
[PC 2017-2 Village Village Pointe Rezone Comp Plan Amend for 30 acres 5426 Ocean Beach hwy](#)

A motion was made by Mr. Ray Van Tongeren, seconded by Ms. Ramona Leber, to schedule a public hearing for the comprehensive plan map amendment and re-zone of 30.7 acres to convert approximately 15.72 acres of existing R-2 designated land to R-3, while leaving 5.56 acres as existing R-2 designation, and reconfigure and reduce the existing GC designated commercial land from 5.28 acres to 5.27 acres at 5426 Ocean Beach Hwy. at the regular Planning Commission scheduled for August 2, 2017. The motion passed unanimously.

[PC 2015-8
7/5/17](#)

CONSIDER AD HOC COMMITTEE RECOMENDATION REGARDING ZONING FOR EMERGENCY SHELTERS - SET PUBLIC HEARING

Attachments: [Memo Ad Hoc Committee recommendation](#)
 [Proposed zoning code amendments regarding emergency shelters](#)

A motion was made by Mr. Micah Shea, seconded by Ms. Ramona Leber, to schedule a public hearing for August 2, 2017 to recommend to Council zoning code amendments regarding emergency shelters as per Ad Hoc Committee findings. The motion passed unanimously.

[PC 2017-3](#)
[7/5/17](#)

PROPOSED ZONING CODE AMENDMENTS REGARDING MULTIFAMILY HOUSING

Attachments: [Memo intro to proposed changes](#)
 [Proposed code changes](#)
 [table comparing current with proposed parking](#)

*Mr. Langdon reviewed the staff report.
Planning Commission members requested further study of density; maps, areas of consideration. Members suggested a dedicated workshop to discuss the matter.*

[PC 2015-1](#)
[7/5/17](#)

WORKSHOP ON COMPREHENSIVE PLAN UPDATE

Deferred. With direction of the previous agenda item, the land use discussion will change.

7. OTHER BUSINESS

None at this time.

8. PLANNER'S REPORT

- * Application for a 44 unit apartment building with 15 long term hotel units on 42nd Ave.*
- * Commercial development at 38th/Ocean Beach.*
- Public Works:*
 - * Hemlock/Washington Way sewer pipe sealed now*
 - * Nichols Blvd. watermain replacement almost complete.*
 - * Downtown Phase III is almost complete.*
 - * We will be demolishing and rebuilding pump stations at Hillcrest.*
 - * Five projects are out to bid*
 - * 15th Ave. overlay*
 - * Mint Valley racquet club siding*
 - * Dissolved oxygen injection in the water system*
 - * LPD remodel*
 - * Columbia Heights slide*
 - * Beech St. LID*

The Critical Areas Ordinance was accepted by Council.

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for August 2, 2017, 7 p.m.

With no further business to discuss, the meeting adjourned at 8:01 p.m.

Lisa Vertrees, Recorder