



# 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*

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Wednesday, December 6, 2017

7:00 PM

City Hall

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#### 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: Steve Schuman, Assistant City Attorney; Steve Langdon, Planning Manager; John Brickey, CD Director/Building Official; Craig Bozarth, City Engineer; Adam Trimble, Planner; Lisa Vertrees, Administrative Assistant*

#### 2. [PC Min 110117](#) PC Minutes of November 1, 2017

**Attachments:** [PC Min 11012017.pdf](#)

**A motion was made by Mr. Ray Van Tongeren, seconded by Ms. Christine Schott, to approve the regular meeting minutes of November 1, 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 APPEARNESS OF FAIRNESS DOCTRINE**

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

**5. PUBLIC HEARING ITEMS**

[PC 2017-7](#)  
[12/6/17](#)

ZONING TEXT AMENDMENT APPLICATION TO ALLOW IN THE RIVERFRONT DISTRICT GAMBLING CASINOS/CARD ROOMS IN ASSOCIATION WITH A RESTAURANT/COCKTAIL LOUNGE

**Attachments:**     [Staff report](#)  
                              [Exhibit A - Application](#)  
                              [Exhibit B - Map of RF-1 district](#)  
                              [Exhibit C - SEPA documents](#)

*Mr. Langdon read the staff report.*

*A written comment was received from Chuck Wallace opposing the proposed application.*

*Chairman Collins opened the public hearing. The following citizens spoke in favor of the proposal:*

*Lacey Loudesmith*

*Sarah Crane*

*Florence Chappel*

*Darren Pierce*

*Steve Dahl*

*Hearing no further speakers, Chairman Collins closed the public hearing.*

**A motion was made by Mr. Micah Shea, seconded by Mr. Ray Van Tongeren, to recommend City Council adopt the subject zoning code amendment to allow in the Riverfront District gambling casinos/card rooms in association with a restaurant/cocktail lounge, as amended by City staff, based on findings in the staff report. The motion passed, 6 to 1.**

**6. NON-PUBLIC HEARING ITEMS**

[PC 2017-8](#)  
[12/6/17](#)

SCHEDULE PUBLIC HEARING FOR COMPREHENSIVE PLAN MAP AND ZONING MAP AMENDMENT REQUEST FOR PROPERTY ADDRESSED 4138 OCEAN BEACH HIGHWAY

**Attachments:**     [Memorandum](#)

*Mr. Langdon read the memo and showed the property location on a map.*

A motion was made by Mr. Ray Van Tongeren, seconded by Ms. Christine Schott, to schedule a public hearing on January 3, 2018 for comprehensive plan map and zoning map amendment for the property addressed 4138 Ocean Beach Highway.

[PC 2015-1](#)  
[12/6/17](#)

#### WORKSHOP ON COMPREHENSIVE PLAN UPDATE

**Attachments:**     [Memorandum](#)  
                              [Draft Ch. 5 Natural Environment](#)  
                              [Draft Ch. 6 Energy & Telecommunications](#)  
                              [Draft Ch. 9 Historic Preservation](#)

*Three chapters were in the packets for Planning Commission review. More chapters will be distributed soon.*

### 7. OTHER BUSINESS

*None at this time.*

### 8. PLANNER'S REPORT

*No report at this time.*

### 9. ADJOURNMENT

*The next regular Planning Commission meeting is scheduled for January 3, 2018 at 7 p.m.*

*With no further business to discuss, the meeting adjourned at 7:55 p.m.*

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*Lisa Vertrees, Recorder*