



# City of Longview

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

## Minutes

### Planning Commission

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Wednesday, March 14, 2018

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

**Late Arrival:** 1 - Mr. Shea

**Excused:** 1 - Ms. Leber

*Staff present: Steve Shuman, Assistant City Attorney; Steve Langdon, Planning Manager; Craig Bozarth, City Engineer; Adam Trimble, Planner; Lisa Vertrees, Administrative Assistant*

#### 2. [PC Min 02072018](#)

PC Minutes of February 7, 2018

**Attachments:** [PC Min 02072018.pdf](#)

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

#### 3. AUDIENCE PARTICIPATION OR CORRESPONDENCE

##### 3.1 ORAL COMMUNICATIONS.

*None at this time.*

**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 2018-2](#)  
[3/14/18](#)

COMPREHENSIVE PLAN MAP AND ZONING MAP AMENDMENTS FOR 8.1± ACRE AREA THAT INCLUDES THE FORMER WATER TREATMENT PLANT AT 101 FISHERS LANE

**Attachments:**    [Staff report](#)  
[Exhibit A Comprehensive Plan map change](#)  
[Exhibit B Zoning Map amendment](#)  
[Exhibit C SEPA documents](#)

*Mr. Langdon read the staff report.  
An aerial photo of the area, the comprehensive plan proposed amendment map and the proposed zoning map amendment were shown on screen.  
Chairman Collins opened the public hearing. The following citizen spoke:  
Chris Turner  
Hearing no other speakers, Chairman Collins closed the public hearing.*

*Mr. Langdon shared a chart of allowed uses if the zoning change is approved.*

**A motion was made by Mr. Ray Van Tongeren, seconded by Ms. Christine Schott, to recommend City Council approve the Comprehensive Plan map and Zoning map amendments for 8.1+- acre area that includes the former water treatment plant at 101 Fishers Lane, based on staff findings. The motion passed unanimously.**

[PC 2018-3](#)  
[3/14/18](#)

ZONING TEXT AMENDMENT TO ALLOW DATA CENTERS IN THE CITY'S INDUSTRIAL ZONING DISTRICTS

**Attachments:**    [Staff report](#)  
[Exhibit A proposed text changes](#)  
[Exhibit B SEPA documents](#)

*Mr. Langdon read the staff report.  
Chairman Collins opened the public hearing. The following citizen spoke:  
Chris Turner  
Hearing no other speakers, Chairman Collins closed the public hearing.*

**A motion was made by Mr. Shawn Marvin, seconded by Mr. Ray Van Tongeren, recommend City Council approve the zoning text amendment to allow data centers in the City's Industrial zoning districts, based on staff findings. The motion passed unanimously.**

## 6. NON-PUBLIC HEARING ITEMS

[PC 2018-4  
3/14/18](#)

REQUEST TO INITIATE ZONING CODE AMENDMENT PROCESS TO ADDRESS PARKING IN SIDE YARD SETBACKS AND REDUCING FRONT YARD BUILDING SETBACKS IN THE CITY'S R-4 RESIDENTIAL DISTRICT

Attachments:     [emails John Brickey & Adam Trimble](#)

*Planning Commission has received a request to initiate the zoning code amendment process to address parking in side yard setbacks and reduce front yard building setbacks in the R4 Residential district.*

*Mr. Trimble showed diagrams of potential applications of the amendment.*

**A motion was made by Mr. Ray Van Tongeren, seconded by Ms. Christine Schott, to initiate the zoning code amendment process to address parking in side yard setbacks and reduce the front yard building setbacks in the R4 Residential district. The motion passed unanimously.**

## 7. OTHER BUSINESS

## 8. PLANNER'S REPORT

- \* Proceeding with the the subdivision application.*
- \* Pre-application meeting for additional multi-family housing.*
- \* Pre-application meeting for a commercial development.*
- \* Application received for Carl's Jr.*
- \* SEPA checklist for the Rizad property has been submitted. The plan calls for townhomes, apartments, and storage units.*
- \* Application for Fred Meyer remodel valued at \$3 million.*

*Public Works is in the beginning stages of the SR 432/Industrial Way/California Way intersection improvement project. There will be a brainstorming session at the March 15, 2018 Council meeting.*

## 9. ADJOURNMENT

*The next regular Planning Commission meeting is scheduled for April 4, 2018.*

*With no further business to discuss, the meeting adjourned at 8:30 p.m.*

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*Lisa Vertrees, Recorder*