



City of Longview

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

Minutes - Final

City Council

Mayor Don Jensen
Council Member Ken Botero
Council Member Chet Makinster
Council Member Mary Jane Melink
Council Member Steve Moon
Council Member Scott Vydra
Mayor Pro Tem Michael Wallin

Thursday, June 15, 2017

6:00 PM

2nd Floor, City Hall

NOTICE IS HEREBY GIVEN, in accordance with RCW Chapter 42.30, that the City Council and the Planning Commission of the City of Longview, Washington, will conduct a joint workshop session in the Longview City Hall Training Room, 1525 Broadway, Longview, on Thursday, June 15, at 6:00 p.m. The topics of discussion follow. Final disposition shall be taken on no other matter.

The City Hall is accessible for persons with disabilities. Special equipment to assist the hearing impaired is also available. Please contact the City Executive Offices at 360.442.5004 48 hours in advance if you require special accommodations to attend the meeting.

1. **CALL TO ORDER**

Mayor Jensen convened the workshop at 6:01 p.m.

2. **ROLL CALL**

Present: 6 - Mayor Don Jensen, Council Member Makinster, Council Member Melink, Council Member Moon, Mayor Pro Tem Wallin and Council Member Vydra

Excused: 1 - Council Member Botero

PLANNING COMMISSION MEMBERS PRESENT

Chairman Craig Collins; Ramona Leber; Micah Shea; Ray Van Tongeren; Shawn Martin; & Trey Dravis.

STAFF PRESENT

City Manager Dave Campbell; Assistant City Manager/Finance Director Kurt Sacha; City Attorney Jim McNamara; City Clerk Kaylee Cody; Assistant City Attorney Steve Schuman; Community & Economic Development Director John Brickey; Planning

Manager Steve Langdon; and Planner Adam Trimble.

3. **CHANGES TO THE AGENDA**

4. **CITY MANAGER'S REPORT**

[17-4916](#)

**CITY COUNCIL AND PLANNING COMMISSION JOINT WORKSHOP -
REVIEW OF RESIDENTIAL R-3 AND R-4 MAXIMUM DENSITY
REQUIREMENTS/MULTI-FAMILY REGULATIONS**

COUNCIL INITIATIVE ADDRESSED:

Preserve and Enhance neighborhoods

Address Quality of Place Issues

Strengthen Economic Conditions & Create New Opportunities

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The city council desires to encourage increased multi-family housing development and redevelopment and the housing supply generally in Longview. To this end, the council gave direction during their April 13 meeting to hold a joint workshop involving the council and planning commission. The purpose is to identify and discuss potential means of doing so, including through community input, and make recommendations for the planning commission to review and council to consider in a timely manner.

The areas of concern identified on April 13 for discussion were:

- limits on density of living units allowed in the R-3 and R-4 residential districts
- parking space and parking lot requirements that may be overly restrictive
- maximum allowable height restrictions for buildings in the R-3 and R-4 residential districts
- development costs, including, but not limited to, a suggested 25% reduction on all multifamily utility connection and building and planning permit costs
- consideration of a 10-year moratorium on increases in multifamily utility connection and permit cost
- consideration of an appropriate and more suitable balance of permeable open spaces or green spaces compared to impermeable spaces
- architectural design standards that may be too restrictive

The workshop is intended to accomplish the following:

- a round-table discussion of additional concerns
- a review of existing multi-family housing development code provisions and the comprehensive plan and other applicable codes and ordinances
- provide for a review of existing fees and costs
- allow for public comment
- council and planning commission concurrence on direction

RECOMMENDED ACTION:

Provide direction to the planning commission and city staff about measures to bring forward for council action intended to encourage increased multi-family housing development

STAFF CONTACTS:

John Brickey, Director of Community and Economic Development
Steve Langdon, Planning Manager

Attachments: [Presentation](#)

Community & Economic Development Director John Brickey & Planning Manager Steve Langdon presented a staff report, followed by a roundtable discussion and constituents' comments.

Council agreed that the Planning Commission should evaluate options to encourage multifamily housing development, such as increasing density per acre and reducing the parking requirements.

Planning Commission Member Ramona Leber suggested an idea of creating an additional district (such as R5) and placing it in an area where the City wants to incentivize multifamily housing and loosen up restrictions.

The Planning Commission will bring back a recommendation to Council for discussion/consideration by July 13, 2017.

5. ADJOURNMENT

The workshop adjourned at 8:48 p.m.

NEXT REGULAR COUNCIL MEETINGS:

THURSDAY, JUNE 22, 2017 - 7:00 P.M.

THURSDAY, JULY 6, 2017 - 7:00 P.M. (SPECIAL MEETING)

NEXT COUNCIL WORKSHOPS:

THURSDAY, JUNE 22, 2017 - 6:00 P.M. TAXI ORDINANCE