



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, August 2, 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: 4 - Craig Collins, Ms. Leber, Ms. Schott and Mr. Marvin

Absent: 1 - Mr. Shea

Excused: 2 - Mr. Van Tongeren and Mr. Davis

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

2. [PC Min 07052017](#)

PC Minutes of July 5, 2017

Attachments: [PC Min 07052017.pdf](#)

A motion was made by Ms. Ramona Leber, seconded by Mr. Shawn Marvin, to approve the regular meeting minutes of July 5, 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 Steve Langdon and received no comments from the audience.

5. PUBLIC HEARING ITEMS

[PC 2015-8
8/2/17](#)

PROPOSED ZONING CODE AMENDMENTS REGARDING EMERGENCY SHELTERS

Attachments: [Proposed zoning code amendments](#)
[Staff report](#)
[SEPA documents](#)
[Comment letters](#)

Mr. Langdon reviewed the staff report. Maps of the proposed areas were shown on screen.

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

Alan Peffley, Kelso WA

Sharon Bising

Josh Harris

Carolee Mitchell

Kathleen Patton

John Steppart

Susan Schwartz

Gerald Winchell

Carol Fulbright

Teresa Purcell

Heidi Carmody

Michael O'Niell

Mary Lions

Eugene Antinoja

Alan Whitford

Geoff Ritchie

Jim Young

Ms. Sultana

John Claypool

George Brajcich

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

A motion was made by Ms. Ramona Leber, seconded by Ms. Christine Schott, to recommend City Council adopt the proposed zoning code amendments regarding emergency shelters per staff findings. The motion passed unanimously.

[PC 2017-2](#)

PC 2017-2 COMPREHENSIVE PLAN MAP AMENDMENT AND REZONE FOR 5400 BLOCK OF OCEAN BEACH HIGHWAY

Attachments: [170725 PC 2017-2 staff rept Village Pointe LLC Rezone](#)
[Exhibit A Comp Plan Amendment Application](#)
[Exhibit B Rezone Request](#)
[Exhibit C Village Pointe SEPA DNS](#)
[Exhibit D aerial](#)
[Exhibit E Public Comment letters of July 25](#)

Adam Trimble reviewed the staff report and displayed maps of the proposal on screen.

Chairman Collins opened the public hearing and the following citizens spoke:

Jennifer Rinkas - project planner

Larry Wood - developer

Landon Wood - co-developer

Dan Seidle - 52nd Ave. resident

Helen Gray - 52nd Ave. resident.

Velin Price - 52nd Ave. resident.

Steve Sheldon - 52nd Ave. resident.

Dave Wise - citizen

James McDaniel

Jim Veneble

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

A motion was made by Ms. Ramona Leber, seconded by Ms. Christine Schott, to forward a recommendation of approval to City Council for the proposed Comprehensive Plan amendments and zoning map changes subject to a condition that the applicant agree to sign a concomitant agreement with the City, limiting development of the commercially zoned land adjacent to existing residences along 52nd Avenue to mini-storage, and per staff findings. The motion passed unanimously.

6. NON-PUBLIC HEARING ITEMS

[PC 2017-4](#)
[8/2/17](#)

PROPOSED ZONE CODE AMENDMENTS REGARDING UTILITY PUMP STATIONS

Attachments: [Memo to Planning Commission](#)

Mr. Langdon reviewed the zoning code amendments regarding utility pump stations.

A motion was made by Ms. Ramona Leber, seconded by Ms. Christine Schott, to schedule a public hearing for the proposed zoning code amendments regarding utility pump stations at the September 6, 2017 regular Planning Commission meeting. The motion passed unanimously.

[PC 2015-1](#)
[8/2/17](#)

WORKSHOP ON COMPREHENSIVE PLAN UPDATE

Deferred

7. OTHER BUSINESS

A special meeting for August 16, 2017 was tentatively scheduled for 7 p.m.

8. PLANNER'S REPORT

Mr. Langdon briefly discussed the project at 38th/Ocean Beach Hwy.

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for September 6, 2017, at 7 p.m.

With no further business to discuss, the meeting adjourned at 9:27 p.m.

Lisa Vertrees, Administrative Assistant