



# City of Longview

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

## Minutes

### Planning Commission

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Wednesday, January 3, 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. Leber, Davis and Marvin

**Absent:** 1 - Mr. Shea

**Excused:** 1 - Ms. Schott

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

#### 2. [PC Min 12062017](#)

PC Minutes of December 6, 2017

**Attachments:** [PC Min 12062017.pdf](#)

A motion was made by Mr. Ray Van Tongeren, seconded by Ms. Ramona Leber, to approve the regular meeting minutes of December 6, 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 2017-8](#)  
[1/3/18](#)

REQUEST FOR COMPREHENSIVE PLAN MAP AND ZONING MAP AMENDMENTS FOR PARCEL ADDRESSED AS 4138 OCEAN BEACH HIGHWAY

**Attachments:**     [Staff report](#)  
                              [Exhibit A applications](#)  
                              [Exhibit B Proposed Comprehensive Plan map change](#)  
                              [Exhibit C Proposed zoning map change](#)  
                              [Exhibit D SEPA documents](#)

*Mr. Langdon read the staff report and introduced one SEPA comment from the Department of Ecology, and two citizen comments.*

*Chairman Collins opened the public hearing. The following citizens spoke:  
Chuck Bond  
Sara Clark*

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

**A motion was made by Mr. Trey Davis, seconded by Mr. Ray Van Tongeren, to recommend to City Council approval of the proposed Comprehensive Plan Future Land Use map and Zoning map amendments in accordance with staff findings. The motion passed unanimously.**

**6. NON-PUBLIC HEARING ITEMS**

[PC 2015-1](#)  
[1/3/18](#)

WORKSHOP ON THE COMPREHENSIVE PLAN UPDATE

**Attachments:**     [Draft Ch. 7 Public Facilities, Utilities, & Services](#)

*Chapter 7 was supplied for member review. Send any comments on the chapters to Mr. Langdon. It was suggested to add a list of properties/assets in the Parks Dept. section.*

**7. OTHER BUSINESS**

*Election of Officers:*

*Mr. Van Tongeren nominated Craig Collins as Chairperson. Ms. Leber seconded. Approved unanimously.*  
*Mr. Davis nominated Ramona Leber as Vice-Chair. Mr. Van Tongeren seconded. Approved unanimously.*

## **8. PLANNER'S REPORT**

- \* We have received a preliminary plat application for a subdivision for 70 lots over two phases.*
- \* The recommended zoning change to allow gambling in the Riverfront District was accepted by Council.*
- \* Council tabled discussion on the multi-family density recommendation. Council proposed amendments.*
- \* Public Works:*
  - \* 38th Ave. slide and future stabilization*
  - \* Beech St. LID*
  - \* Sr 432/3rd Ave/Tennant Way off and on ramps.*

## **9. ADJOURNMENT**

*The next regular Planning Commission meeting is scheduled for February 7, 2018.*

*With no further business to discuss, the meeting adjourned at 7:48 p.m.*

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*Lisa Vertrees, Recorder*