City of Longview

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

Agenda

Planning Commission

Wednesday, July 10, 2019 **7:00 PM** **City Hall**

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. **ROLL CALL**

2. **MINUTES**

   19-000241 MINUTES OF THE JUNE 5, 2019 PLANNING COMMISSION MEETING

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARNESS OF FAIRNESS**

5. **PUBLIC HEARINGS**

   19-000239 SUMMARY STATEMENT:
   PC 2019-2- Proposed amendments to the zoning code to allow electronic message center signs in residential zones for churches, schools and public safety facilities.

   RECOMMENDED ACTION:
   Motion to recommend the proposed zoning code amendments to the City Council for adoption with the following additional regulation:

   1. **Hours of operation: The EMC sign shall be completely turned off between the hours of 9:00 pm and 7:00 am, seven days a week, except EMC signs for academic uses must be turned off between the hours of 9:00 p.m. and 6:00 a.m.**

   The Community Development Director has concluded enforcement of illumination limits (brightness) contained in the proposed ordinance will require special devices and or training and recommends including limits on the hours of operation for a simple, enforceable, standard to protect adjacent uses from impacts of the EMC signs.

6. **OTHER BUSINESS**

7. **NON-PUBLIC HEARING ITEMS**

19-000240

SUMMARY STATEMENT:
A developer is requesting a change be made to the draft comprehensive plan update of the future land use map for three properties. Staff has a received a request to change the land use classification for 3.45 acres at 5721 Ocean Beach Hwy from High Density Residential to Low Density Residential so that a manufactured home park may be developed on the property. Manufactured Home Parks are only permitted in the R-1 zone and are regulated similarly to a single family subdivision.

The City Council is scheduled to take action on the Comprehensive Plan update in August 2019, providing time for the Planning Commission to consider this last request before the Future Land Use Map is published.

RECOMMENDED ACTION:
The Ocean Beach Hwy corridor land uses are classified based on a 'nodal' model of intense land uses clustered at intersections and lower intensity land uses behind. This request would remove some high density residential land from the corridor but can be supported given the proposed use will achieve a higher density than is possible in the R-1 zone and given other changes approved along the corridor to change from a low or medium density residential to high density residential classification.

8. PLANNER'S REPORT

9. ADJOURNMENT