



City of Longview

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

Agenda Virtual Public meeting

Join Zoom Meeting
<https://us02web.zoom.us/j/87165428682?pwd=c1dVWxaNUJwV2F6OGJJbWZQZnBYdz09>
Meeting ID: 871 6542 8682
Passcode: 1923
Dial by your location
+1 253 215 8782 US (Tacoma) or 1 346 248 7799
US (Houston)
Meeting ID: 871 6542 8682
Passcode: 1923

Planning Commission

Wednesday, October 7, 2020

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. APPROVAL OF MINUTES

20-000399 Minutes of the July 1, 2020 Regular Meeting
Recommended Action: Motion to accept as presented.

20-000400 Minutes of the September 2 Workshop Meeting
Recommended Action: Motion to accept as presented.

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

4. DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS

5. OTHER BUSINESS

20-000402 Staff request for Planning Commission to initiate zoning code amendments to allow Food Trucks and 'Walk-up food establishment with no indoor seating' in the CBD and MU-C/I zones and examine where and how the use is permitted in existing zones (special property use vs. permitted).

Recommended Action: Motion to direct staff to prepare a draft code amendment and presentation for a future meeting, after which a public hearing may be scheduled.

6. NON-PUBLIC HEARING ITEMS

20-000401 Comprehensive Plan implementation workshop continued.

At the September 2 Workshop, staff presented action items contained in the 2019 update to the Comprehensive Plan. A survey of the Planning Commissioners will be reviewed so that priorities can be identified.

Motion to direct staff to prepare a implementation work plan for review at a future meeting.

7. PLANNER'S REPORT

8. ADJOURNMENT



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Minutes

Agenda

Join Zoom Meeting

<https://us02web.zoom.us/j/81598951778?pwd=a3l4L3BhTVRGd3N3UWFWQzh1cS8vUT09>

Meeting ID: 815 9895 1778 Password:
1923 Phone 1-253-215-8782

Planning Commission

Wednesday, July 1, 2020

7:00 PM

City Hall

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1. **ROLL CALL**

Chairman Collins called the meeting to order at 7:00 p.m.

Present: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Kalei LaFave, Stacey Dalgarno

Absent:

Staff Present: Ken Hash, Public Works Director; John Brickey, Community Development Director; Steve Schuman, Assistant City Attorney; Adam Trimble, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

**20-000279 MINUTES OF THE MARCH 2020 MEETING - CORRECTED
MINUTES OF THE MAY 2020 SPECIAL MEETING**

Recommended Action: Motion To Approve The Minutes As Presented.

A motion was made by Member Ramona Leber, seconded by Stacey Dalgarno, to Approve the corrected minutes of the March 2020 regular Planning Commission meeting. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Kalei LaFave, Stacey Dalgarno

Nays: None

A motion was made by Member Bill Josh, seconded by Ramona Leber, to Approve the minutes of the May 2020 Special Planning Commission meeting, with one spelling correction noted. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Kalei LaFave, Stacey Dalgarno

Nays: None

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

None at this time.

4. DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS

The Declaration of Ex-Parte Communications and Appearance of Fairness Doctrine was read into the record by Ms. Vertrees

5. PUBLIC HEARINGS

20-000280 PC 2020-3**PROPOSED ZONE TEXT AMENDMENT TO REPEAL LMC TITLE 19.80.220, THE LATECOMER REIMBURSEMENT SECTION OF THE LONGVIEW SUBDIVISION CODE AND REFER TO NEW CHAPTER 14.18, LATECOMER AGREEMENTS****RECOMMENDED ACTION:**

Motion to adopt the findings and recommendation of the Staff Report and recommend the City Council amend the zoning code as provided.

Mr. Trimble reviewed the staff report.

Chairman Collins opened the public hearing.

Hearing no speakers, Chairman Collins closed the public hearing.

A motion was made by Member Ramona Leber, seconded by Stacey Dalgarno, to Approve proposed zone text amendment to repeal LMC 19.80.220, the Latecomer Reimbursement section of the Longview Subdivision Code and refer to new Chapter 14.18, Latercomer Agreements, as per the findings and recommendation of the Staff Report and recommend the City Council amend the zoning code as provided. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Kalei LaFave, Stacey Dalgarno

Nays: None

6. NON-PUBLIC HEARING ITEMS

Set a workshop date for Comprehensive Plan review. Ecology is wanting all Shoreline Management Plans updated for continuity. It was decided that it could go on the next regular Planning Commission meeting agenda.

Mr. Brickey updated the Commission members on the City budget cycle.

**Infill ordinance*

**SEPA process*

**Highlands Neighborhood - outside assistance to speed up implementation of ideas.*

7. PLANNER'S REPORT*Community Development:*

- *St. Helens Market re-zone. Building blueprints received.*
- *County morgue replacement project*
- *Columbia Theater paint job and new front doors.*
- * Grant to update the Shoreline ordinance*
- *County 911 Dispatch center - new building next to Lowe's*
- *Cell tower applications*
- *CDBG/HOME wrapped up*
- *Harlie's Hoops groundbreaking ceremony*
- *Blueprints submitted to remodel Money Tree building into a Chipotle restaurant*
- *Mt. Solo estates Phase I; design approval for Phases II and III*
- *Street designs for Vale at Overlook*
- *Longshore Credit Union \$1,5 million expansion*
- *LCC has \$1 million + in projects*
- *1305 California Way fire damage building permits issued*

Public Works:

- *Beech St. extension construction underway*
- *432 off ramps on 3rd - work starts July 6th*
- *LPD satellite office*
- *Oregon Way SB sewer liner project*
- *Signals - detection cameras, lead pedestrian interval, hi-vis signal heads, radio antennas. Central computer then timing sequence*

8. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for August 5, 2020.

With no further business to discuss, the meeting adjourned at 7:57 p.m.

Lisa Vertrees, Recorder



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Minutes

Virtual meeting Agenda

Join Zoom Meeting

<https://us02web.zoom.us/j/81446330841?pwd=UnV6L2l0UWdnaVRsbXFreW4yanl3UT09>

Meeting ID: 814 4633 0841

Passcode: 1923

Dial by your location

+1 253 215 8782 US (Tacoma)

Meeting ID: 814 4633 0841

Passcode: 1923

Planning Commission

Wednesday, September 2,
2020

7:00 PM

City Hall

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1. **ROLL CALL**

Chairman Collins called the meeting to order at 7:00 p.m.

Present: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Kalei LaFave,

Excused: Stacey Dalgarno

Absent:

Staff Present: Ken Hash, Public Works Director; John Brickey, Community Development Director; Steve Schuman, Assistant City Attorney; Adam Trimble, Planner; Lisa Vertrees, Administrative Assistant

2. NON-PUBLIC HEARING ITEMS**20-000352 Workshop on Comprehensive Plan action plan for implantation**

Mr. Trimble gave a presentation on the objectives of the comprehensive plan that the Planning Commission will be implementing in the near future.

Topics include: Land use; Housing; Economic development; Natural environment; Energy, Transportation, Utilities.

3. PLANNER'S REPORT*Public Works*

- * Beech St. extension being built*
- * Business Park Phase I businesses are showing interest*
- * Columbia Theater exterior painting*
- * Fire Station 82, LPD satellite office projects are in the planning stages*
- * Five pump station and 5 waterline replacement projects are in the design phase*
- * OR Way sewer liner project will double the linear feet*

Planning

- * Reviewing two preliminary plat subdivisions*
- * Mt. Solo Estates Phases I, II and III have been reviewed. Phase I is underway.*
- * Vale at Overlook subdivision is getting construction permits.*
- * Received application for a 30-unit multi-family project*
- * Plans for the County morgue project are under review*
- * Cell tower and lot-splitting projects*

4. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for October 7, 2020.

With no further business to discuss, the meeting adjourned at 8 p

2019 COMPREHENSIVE PLAN IMPLEMENTATION

SEPTEMBER 2020 PLANNING COMMISSION WORKSHOP

“The comprehensive plan will be implemented through the actions of City staff, the Planning Commission, City Council, and other boards or commissions. Objectives and policies will be carried out through the adoption and revision of regulations, including zoning and critical areas, annual budgeting and capital improvement programming, empowering neighborhood and community groups, and individual decisions on development proposals.”



WORK PLAN

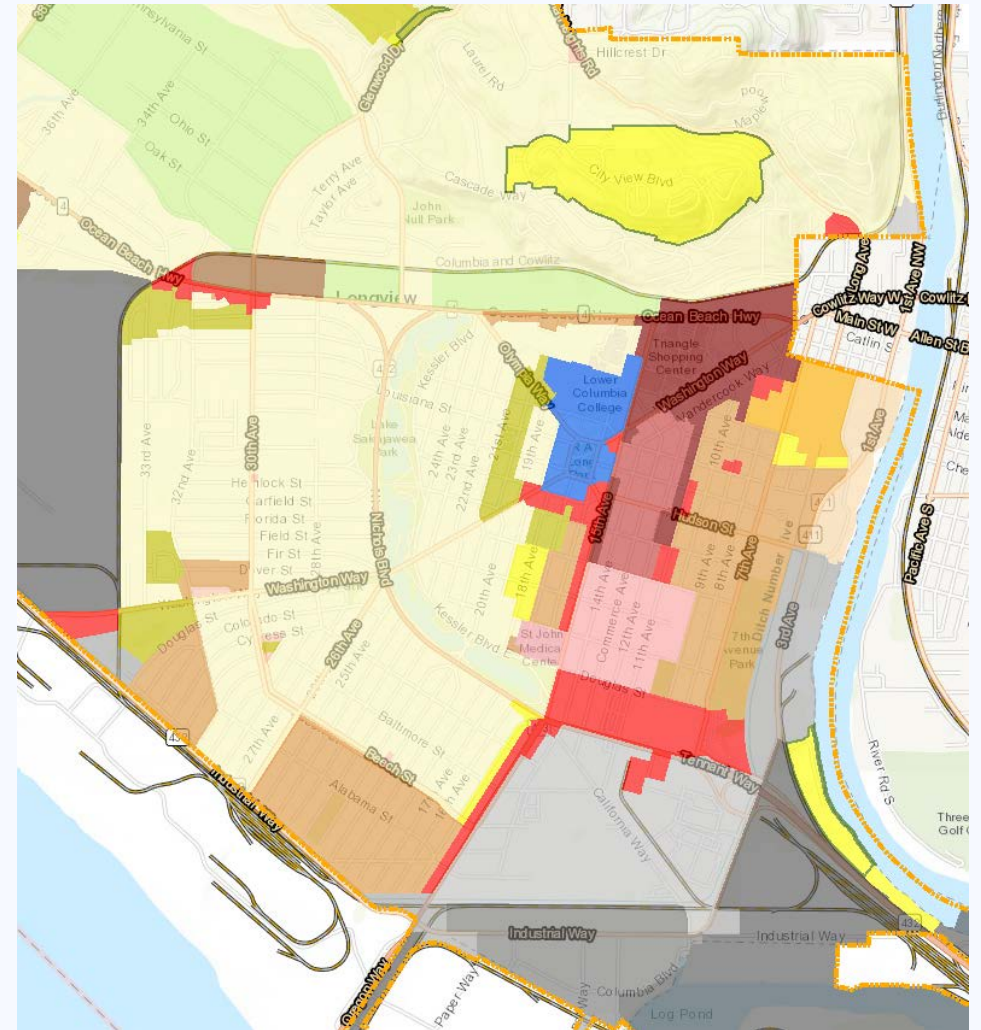
BROAD TOPICS (FOR THE PLANNING COMMISSION)

1. Land-Use Goals, Objectives, and Policies
2. Housing
3. Economic Development
4. Transportation, natural environment

LAND-USE

Action items include:

- Highlands Neighborhood Plan and zoning district specifically for the neighborhood
- Future street connections map- to ensure development doesn't block needed connections.
- City-wide landscaping requirements that work with stormwater, and streetscape standards.
- City-wide sign regulations to enhance city's visual character
- Update the sign code to conform with case law while enabling signage that serves the needs of commercial and industrial businesses.
- Develop Crime Prevention Through Environmental Design (CPTED) standards for commercial and industrial zoning districts.



LAND-USE

Action items continued:

- Develop regulations to govern infill in residential areas with large lots.
- Amend the Longview Municipal Code Title 19 – Zoning to provide regulations and standards that allow for a wide range of housing choices to meet the changing needs of the community. Consider allowing for project phasing or “shadow plats” where the first use of the land is at very low densities but arranged in a manner to allow future development when the demand is there.
- Encourage and promote flexible design techniques for residential developments such as lot clustering, flexible setback requirements, and mixing attached and detached housing to achieve design variety and housing choices.

Table 2-6. Underutilized Lands, Longview Planning Area

Land Use Category	# of parcels	Total Acreage
Commercial	94	94
Farm/Forestland	45	379
Industrial	112	1,952
Multi-Family Residential	8	11
Single Family Residential	759	123
Total	1,018	2,557

Source: Cowlitz-Wahkiakum Council of Governments, 2016

LAND-USE

Action items continued:

- Review the Civic Center, Country Club, and Riverfront District zoning for appropriateness and adequacy.
- Collaborate with Cowlitz County to develop an urban growth agreement.
- Establish a mutually agreed-upon Planning Area Boundary that establishes future annexation areas.



HOUSING

Action items:

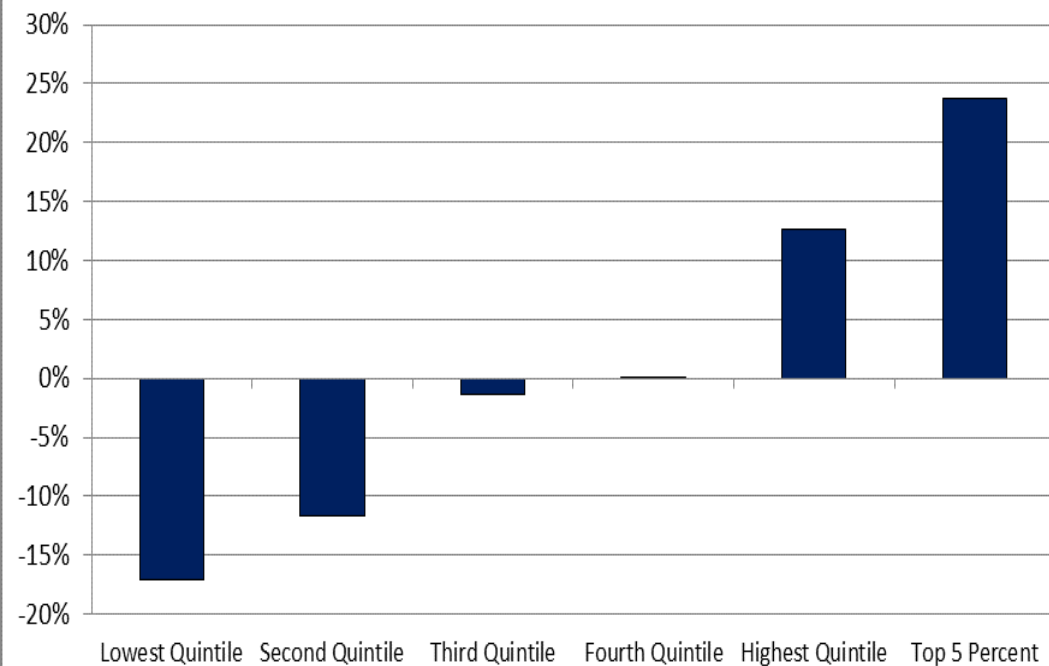
- Facilitate lifecycle neighborhoods and community stability by providing for alternative living arrangements such as accessory dwelling units (ADUs), shared housing, cohousing, and smaller housing types; and by encouraging infill.
- Promote safe, healthy, environmentally sound, and accessible housing for all economic segments of the population.
- Promote social equity in housing by encouraging mixed income and mixed generational neighborhoods.
- Promote local inclusionary zoning requirements for affordable housing or voluntary programs with density bonuses and other incentives for developers.



Economic Development

1. Adopt land use plans and zoning classifications that are supportive of responsible economic development, accommodating a range of industrial, commercial and mixed-use opportunities reflective of community need and responsive to market demand. Provide a process for land use revisions on a periodic basis if needed to assure an adequate supply of ready-to-build sites across all employment land designations.
2. Periodically review and update City zoning regulations for Downtown, Regional, Commercial, and Neighborhood Commercial districts. Consider implementation of flexible land management techniques such as form-based zoning. Commercial locations, development standards, and permitted uses should reflect the intended intensity of the business districts and ensure each district contributes to City goals for an attractive, flexible, and economically vibrant commercial base.

Change in average household income by quintile, Cowlitz County, 2005-2016



ECONOMIC DEVELOPMENT CONT.

Apply mixed office and commercial zoning near St John Medical Center to accommodate higher quality, campus-oriented medical and professional office space.

Encourage substantial new housing development, especially for mid-upper income residents in or near downtown Longview.

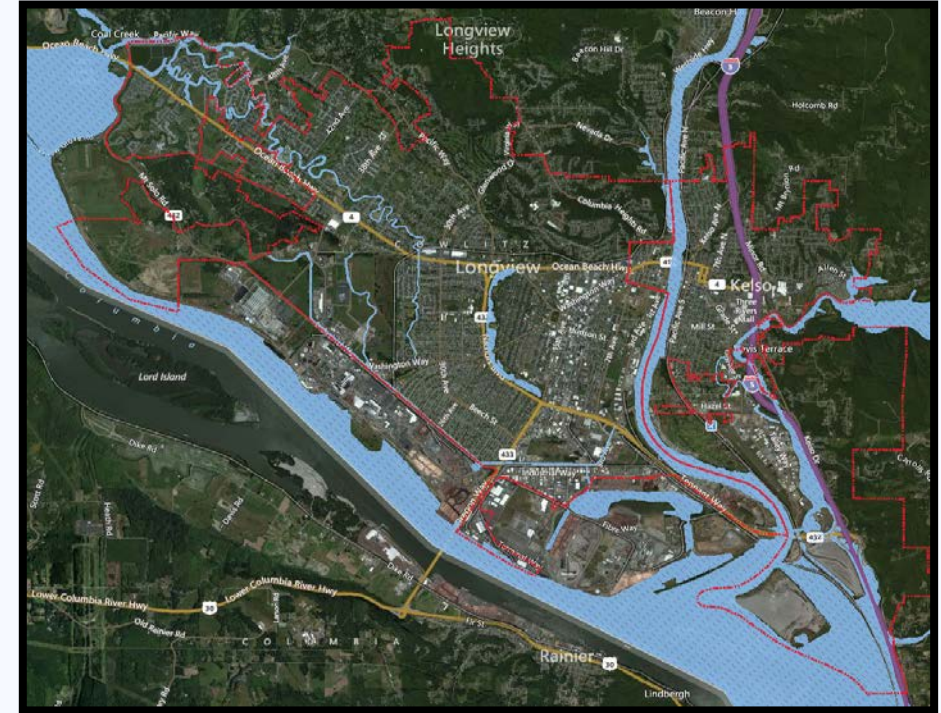
Encourage mixed-use development with live-work, retail, supporting services, and employment, either on-site or in close proximity to residential uses through the Neighborhood Commercial zone, Regional and Community Commercial nodes along major corridors.

Apply landscaping, access, and signage regulations to commercial and mixed-use developments in the City to ensure noticeable, attractive visual appeal. Consider perimeter and parking lot landscaping, consolidated access points and linked parking areas, and sign sizes based on pedestrian as well as auto orientation.

NATURAL ENVIRONMENT

Action items continued:

- Promote low-impact development that allows for infiltration and recharge where appropriate. Use open space and natural systems such as vegetative swales, French drains, wetlands, drywells, and rain gardens that promote water quality and infiltration.
- Plan and coordinate land uses, public access, and natural resource protection along shorelines of the state in accordance with the Shoreline Management Act and the Longview Community Vision.



OTHER: ENERGY, TRANSPORTATION, UTILITIES

- Encourage site planning and subdivision designs that take advantage of solar radiation, climatic conditions, and natural features of the land.
- By the end of 2021, consistent with Objective LU-B.2, evaluate and amend, as needed, development regulations to ensure that planning project approval is consistent with transportation goals, objectives, and policies.
- Provide connectivity for convenient multi-modal access.
- Enhance policies allowing new development to support multiple modes of transportation such as public transit, pedestrians, and bicyclists.
- Look for opportunities to locate multi-modal paths where they can be safely designed to address pedestrian and bicycle safety.