



City of Longview

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

Agenda

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Meeting ID: 891 0914 6050

Passcode: 1923

Dial by your location +1 253 215 8782 US (Tacoma) +1
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Planning Commission

Wednesday, December 9,
2020

7:00 PM

City Hall

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1. ROLL CALL

2. APPROVAL OF MINUTES

20-000540 MINUTES OF THE NOVEMBER 18, 2020 SPECIAL MEETING

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

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

5. OTHER BUSINESS

20-000542 PC 2020-5 WORKSHOP ON FOOD TRUCKS AND POTENTIAL CHANGES TO THE LMC TO ALLOW IN MORE ZONES.

The Planning Commission and City Council have directed that changes to the zoning code and related ordinances be reviewed to allow greater flexibility for operating and siting food trucks for business.

RECOMMENDED ACTION: Hold workshop and give direction to staff on what changes should be considered for a future public hearing.

20-000543 COMPREHENSIVE PLAN IMPLEMENTATION WORK PLAN

Responses to the survey on priorities for the land use goals and objectives in the comprehensive plan can be reviewed here:

<https://www.surveymonkey.com/results/SM-KTJ5CZJZ7/>

6. NON-PUBLIC HEARING ITEMS**20-000541 PC 2020-8 MINT FARM INDUSTRIAL PARK COVENANTS, CONDITIONS AND RESTRICTIONS AMENDMENT****SUMMARY STATEMENT:**

When the City of Longview and Weyehaeuser Company developed the Mint Farm Industrial Park, CC&R's were attached to ensure the park would be developed with quality buildings and landscaping and compatible industries among other goals. The City has been a part of the resulting owners association and architectural review committee since. Because the City was a landowner and developer of the park, the city leaders at the time chose to include in the private covenants, a requirement that the Longview Planning Commission review any amendments to the CC&R's and the City Council approve of any changes.

Community Development Director, John Brickey, who serves on the Mint Farm property owners association for the City, has provide a memo summarizing a recent change proposed for the CC&R's to remove some use restrictions on warehousing, distribution and sale of goods stored at such facilities. Staff finds all such changes remain consistent with the uses permitted in the Heavy Industrial zone.

RECOMMENDED ACTION:

Motion to recommend the City Council approve the amendments to the Mint Farm Industrial Park CC&R's.

7. PLANNER'S REPORT

20-000544 Report on possible mixed-residential apartment development on downtown parking lots and future involvement of the Planning Commission in reviewing and recommending polices for downtown residential development.

8. ADJOURNMENT