



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, April 3, 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**

Chairman Collins called the regular meeting of the Planning Commission to order at 7 p.m.

Present: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Member Christine Schott, Member Ray Van Tongeren

Absent: Member Shawn Marvin

Staff Present:

Jeff Cameron, Public Works Director; John Brickey, Community Development Director; Adam Trimble, Planner; Lisa Vertrees, Administrative Assistant

2. **MINUTES**

19-00089 PC Minutes of March 6, 2019

A motion was made by Member Ray Van Tongeren, seconded by Member Christine Schott, to Approve the regular meeting minutes of March 6, 2019, as amended to include the roll call of the Planning Commission. The motion carried by the following vote:

Ayes: None

Nays: None

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None at this time.

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

The Declaration of Ex Parte Communication was read by Mr. Trimble.

5. **PUBLIC HEARINGS**

19-00090 PC 2019-1: Request for approval of a 'Type B' binding site plan for Robbins Nest RV Park at 2230 Robbins Street.

RECOMMENDED ACTION: Motion to accept the findings and recommended conditions of approval in the staff report and approve the Robbins Nest RV Park binding site plan with conditions.

Mr. Trimble reviewed the staff report.

Conformance with the LMC and conditions of approval must be met. It is a permitted use.

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

Tim Wines

Ryan Neyer

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

A motion was made by Member Ramona Leber, seconded by Member Ray Van Tongeren, to accept the staff findings and recommended conditions of approval in the staff report and approve the Type B binding site plan for Robbins Nest RV park at 2230 Robbins St. The motion carried by the following vote:

Ayes: None

Nays: None

6. NON-PUBLIC HEARING ITEMS

19-00091 COMPREHENSIVE PLAN UPDATE: Discussion on Mixed-Use Commercial Residential Classification and future zoning district.

RECOMMENDED ACTION: Review proposed description of Mixed Use Residential/Commercial classification for adequacy and ability to achieve desired zoning regulations for the new mixed use residential/commercial zone.

Direct staff to prepare language to include in the comprehensive plan update for a mixed use residential/commercial classification and new goal to develop zoning regulations for a new zone.

Set a public hearing for the proposed future land use map changes for the 36th Ave neighborhood.

Mr. Trimble reviewed the staff memo and gave a visual presentation.

The Mixed Use Residential/Commercial zoning definition will provide flexibility in the land use. Planning Commission directed staff to develop lot size and flexibility incentive approaches.

A motion was made by Member Ray Van Tongeren, seconded by Member Ramona Leber, to schedule a public hearing on May 1, 2019 for the proposed future land use map changes for the 36th Ave Neighborhood.

Ayes: None

Nays: None

7. PLANNER'S REPORT

*City Council has requested the Planning Commission consider changing the zoning for use of electronic reader boards for churches and schools in residential areas. It is currently not allowed.
Planning Commission requested a list of the current electronic reader boards.*

8. OTHER BUSINESS

None at this time.

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for May 1, 2019, 7 p.m.

With no further business to discuss, the meeting adjourned at 8:20 p.m.

Lisa Vertrees, Recorder