City of Longview

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

Minutes

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

Chairman Collins called the meeting to order at 7 p.m.
***Present**: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Member Ray Van Tongeren*
***Absent**:*

***Staff Present**: Adam Trimble, Planner; Ken Hash, City Engineer; Lisa Vertrees, Administrative Assistant*

2. MINUTES

A motion was made by Member Ramona Leber, seconded by Member Bill Josh, to approve the minutes of the June 5, 2019 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, Member Ray Van Tongeren
Nays: None

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

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

None at this time.

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

The Declaration of Ex Parte Communications was read into the record by Mr. Trimble.

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.

Mr. Trimble reviewed the staff report and the draft code amendments.
Staff suggested implementing set hours of illumination.

Chairman Collins opened the public hearing. The following people spoke:
** Kathleen Schatzel - St. Rose volunteer*

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

A motion was made by Member Ray Van Tongeren, seconded by Member Shawn Marvin, to recommend the proposed zoning code amendments to allow electronic message center signs in residential zones for churches, schools and public safety facilities to 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 p.m. and 7:00 a.m., seven days a weeks, except EMC signs for academic uses must be turned off between the hours of 9:00 p.m. and 6:00 a.m. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Member Ray Van Tongeren
Nays: None

6. OTHER BUSINESS

None at this time.

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.

Mr. Trimble reviewed the request from a developer.

A motion was made by Member Ramona Leber, seconded by Member Bill Josh, to include the additional change to the draft comprehensive plan update of the Future Land Use Map being prepared for City Council to change the land use classification for 3.45 acres at 5721 Ocean Beach Hwy from High Density Residential to Low Density Residential. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Member Ray Van Tongeren
Nays: None

8. PLANNER'S REPORT

** Held a meeting for a subdivision - the Vale at Overlook. Currently waiting for plat revisions before the matter comes before the Planning Commission.*
** Still doing pre-loading at Branch Creek Drive.*

Public Works:
** 3rd/30th - mid-block crossings*
** Shay Locomotive - held a ribbon cutting. Exposed aggregate sidewalks planned.*
** Nichols Blvd. - overlay, ADA ramps*
** Transit Center - walls are going up*
** SR 411/SR 432 - ramp improvements at 60% design.*
** SR 432/California Way - 60% design stage*
** Beech St. extension - 30% design phase*
** $300,000 toward sidewalk replacement/repairs*
** Signal at Ocean Beach and Kessler*
** Designing for 15th and Washington Way signal detection*

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for August 7, 2019 at 7 p.m.

With no further business to discuss, the meeting adjourned at 7:51 p.m.

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Lisa Vertrees, Administrative Assistant