



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, December 4,
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 Planning Commission meeting to order at 7 p.m.

Present: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Member Christine Schott, Member Ray Van Tongeren

Absent:

Staff Present:

Steve Shuman, Assistant City Attorney; Community & Economic Development Director John Brickey; Ken Hash, City Engineer; Adam Trimble, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

19-000491 Minutes of the November 6, 2019 regular meeting.

A motion was made by Member Ray Van Tongeren, seconded by Member Bill Josh, to Approve the minutes of the November 6, 2019 regular Planning Commission meeting, with edits noted to include Member Ramona Leber and Member Bill Josh as excused. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Member Christine Schott, Member Ray Van Tongeren

Nays: None

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None at this time.

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

Mr. Trimble read the Declaration of Ex-parte Communications and Appearance of Fairness declaration into the record.

5. PUBLIC HEARINGS

19-000489 PC 2019-4 Application for a Zone Text Amendment to to allow mixed-use multifamily residential/commercial developments up to 60 feet in height, subject to proposed development standards, and remove the front setback requirement, in the General Commercial zone.

Recommended Action: Hold a Public Hearing on the proposal. Motion to adopt the findings and recommendations of the staff report and recommend the City Council amend the City of Longview zoning code chapter 19.44 with the changes approved by the Planning Commission.

Mr. Trimble reviewed the staff report and noted the proposed changes. He also reviewed a new section LMC 19.44.120 that is a non-project action.

Written comments were received and added to the record.

Chairman Collins opened the public hearing.

The following citizens spoke:

David Fine - Longview, WA

Todd Wade - Longview, WA: provided comments regarding height allowances for hotels. Requested hotels be permitted to have a 60 height in the same manner as proposed for mixed-use multifamily commercial/residential developments.

Tim Wines - Longview, WA: Mr. Wines echoed the comment made by Mr. Wade regarding heights for hotels.

Clark Carol - Longview, WA

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

A motion was made by Member Ray Van Tongeren, seconded by Member Christine Schott, to amend the proposal to allow hotels to achieve a 60' maximum height in the same manner as mixed-use multifamily commercial/residential developments microbreweries, microwineries and craft distilleries and recommend the City Council adopt as amended. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Member Christine Schott,

Nays: None

Abstain: Member Ray Van Tongeren

19-000490 PC 2019-6 Zone changes for 6 areas and specific properties in the City of Longview to make zoning designations consistent with changes adopted in the October 2019 Comprehensive Plan Update.

Recommended Action: Hold a public hearing on the proposals. Motion to adopt the findings and recommendation of the staff report and change the zoning for the 6 areas to be consistent with the October 2019 Comprehensive Plan Future Land Use Map.

Mr. Trimble reviewed the staff report. Two letters were received on the matter and added to the record.

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 Member Bill Josh, to recommend to City Council approve the subject Zone changes for 6 areas and specific properties to make the zoning designations consistent with the changes adopted in the October 2019 Comprehensive Plan Update. The motion carried by the following vote: Ayes: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Member Christine Schott, Nays: None

Abstain: Member Ray Van Tongeren

6. NON-PUBLIC HEARING ITEMS

None at this time.

7. OTHER BUSINESS

Staff plans continued work on the distilleries/breweries in Commercial zones topic. Member Ray Van Tongeren announced his intention to resign from the Planning Commission following the meeting. The group thanked him for his service to the City.

8. PLANNER'S REPORT

Mr. Hash reported for Public Works:

- * Transit Center is wrapping up*
- * A wayfinding signs contract will be coming mid- to end of January*
- * Received a \$3.1 million grant to rebuild 46th Avenue from Ocean Beach Hwy to Olympia*
- * 30th Ave from Washington Way to Ocean Beach Hwy will be an ADA accessible route.*

Mr. Trimble reported for Community Development:

- * Shoreline ordinance update request from Ecology*
- * Final plat for Mt. Solo Estates is being reviewed*
- * Binding site plan for property along Beech St.*
- * Cell tower proposals*

9. ADJOURNMENT

the next regular Planning Commission meeting is scheduled for January 8, 2020.

With no further business to discuss, the meeting adjourned at 8:40 p.m.

Lisa Vertrees, Recorder