



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, November 6, 2019

7:00 PM

City Hall

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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 Shawn Marvin, Member Ray Van Tongeren, Member Christine Schott

Absent:

Staff Present: Sean Kelly, Attorney; John Brickey, Community Development Director/Building Official; Ken Hash, City Engineer; Adam Trimble, Planner; Lisa Vertrees, Administrative Assistant

2. **MINUTES**

19-000434 MINUTES OF THE OCTOBER 2, 2019 PLANNING COMMISSION WORKSHOP

A motion was made by Member Ray Van Tongeren, seconded by Member Christine Schott, to Approve the minutes of the October 2, 2019 regular Planning Commission meeting. The motion carried by the following vote:

*Ayes: Member Craig Collins, Member Trey Davis, Member Shawn Marvin, Member Christine Schott, Member Ray Van Tongeren
Nays: None*

3. **PUBLIC HEARINGS**

None at this time

4. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None at this time.

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

The reading of the Declaration of Ex-parte Communications was waived.

6. NON-PUBLIC HEARING ITEMS**19-000429 Distilleries in Commercial and Industrial zones:**

Staff has asked the Planning Commission to initiate a code change to allow distilling of alcohol as a permitted use similar to micro-breweries and micro-wineries. At this time staff is expecting an application for a zone text amendment that will request to expand where brewpubs are permitted. Staff is proposing to delay making the changes for distilling as the definition of 'brewpub' may be affected by the distilling text amendment and the proposed text amendment.

The item tabled for consideration at a future meeting.

19-000430 PC 2019-4 Zone text amendment to allow mixed-use multifamily residential developments in the General Commercial district (GC zone) and amend maximum height, uses permitted and setback requirements. Add new section with standards for mixed- use multifamily developments.**RECOMMENDED ACTION:**

Provide direction to staff on final code text amendment language. Motion to set a public hearing for December 4, 2019 to consider the proposed text amendments to the Commercial Zoning Districts LMC chapter 19.44

Mr. Trimble reviewed the staff report and gave an on-screen presentation.

Discussion focused on requirements for commercial vs residential use ratios in a mixed-use development, setbacks, building height and setbacks, site and building design standards.

A motion was made by Member Ray Van Tongeren, seconded by Member Christine Schott, to set a public hearing for the next regular Planning Commission meeting December 4, 2019 to consider the proposed text amendments to the Commercial zoning districts LMC Chapter 19.44. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Shawn Marvin, Member Christine Schott, Member Ray Van Tongeren

Nays: None

7. PLANNER'S REPORT*Public Works:*

- * 50 sidewalk repairs are in progress
- * Washington Way/15th signal update is planned for Spring.
- * Transit Center opening in January

Community Development:

- * Pre-applications have been received for multi-family, industrial and subdivision projects
- * The State wants us to look at our shoreline ordinance. DOE wants everyone on the same schedule, compatibility, etc.
- * Funds received for affordable housing purposes.
- * Permit is ready to issue for a 30-unit apartment building on 9th Ave.

8. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for December 4, 2019 at 7 p.m.

With no further business to discuss the meeting adjourned at 8:30 p.m.

Lisa Vertrees, R