



City of Longview

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

Minutes

Agenda

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Planning Commission

Wednesday, December 9,
2020

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 7:00 p.m.

Present: Member Craig Collins, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Kalei LaFave

Staff Present: Ken Hash, Public Works Director; John Brickey, Community Development Director; Steve Schuman, Assistant City Attorney; Adam Trimble, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

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

A motion was made by Member Ramona Leber, seconded by Kalei LaFave, to Approve the minutes of the November 18, 2020 Special Planning Commission meeting. The motion carried by the following vote:

*Ayes: Member Craig Collins, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Kalei LaFave
Nays: None*

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

Mr. Trimble introduced Mary Craig, a food truck owner.

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

Waived

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.

Mr. Trimble reviewed the current codes and ordinances related to food truck operations and the potential changes.

Mary Craig shared her previous food truck experience in Utah, including the idea that once or twice a month several food trucks gathering in one location for a community event. She would also like trucks to be allowed in the parks.

The current mobile vendor code prohibits non-Park approved concessionaires.

Planning Commission feels the current code is too restrictive.

Mr. Hash suggested looking at the City of Vancouver code as they allow trucks on unbuildable downtown lots and legal parking spots for walk-up business.

Mr. Trimble will prepare draft code changes, considering all suggestions provided, including food truck routes, parking lots, etc. to be reviewed at the next scheduled Planning Commission meeting.

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/>

Based on survey responses and discussion, residential infill and residential zoning modifications are priority.

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.

Mr. Trimble reviewed the summary statement. Mr. Brickey explained the CC&Rs are more restrictive than the current Heavy Industrial zoning codes. Planning Commission is involved to be sure any changes to the CC&Rs align with the current codes and land uses. The current proposed changes would not be inconsistent with the Heavy Industrial land uses.

A motion was made by Member Bill Josh, seconded by Kalei LaFave, to recommend City Council approve the amendments to the Mint Farm Industrial Park CC&Rs. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Kalei LaFave

Nays: None

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.

** Manufactured Home Park application.*

** Mt Solo Place (formerly Estates) binding site plan is going to Council for review/approval.*

** Interest in developing downtown parking lots to allow residential/commercial buildings to re-use under utilized downtown parking lots.*

PW:

** Emergency sewer repairs at Alabama St., and Ocean Beach Hwy/37th are wrapping up.*

Mr. Brickey announced his retirement set for January 28, 2021.

8. ADJOURNMENT

The next Planning Commission meeting is scheduled for January 6, 2021.

With no further business to discuss, the meeting adjourned at 8:15 p.m.

Lisa Vertrees, Recorder