



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, August 21, 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 special meeting of the Planning Commission to order at 7:00 p.m.

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

Absent:

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

2. **MINUTES**

19-000309 Minutes of the July 10, 2019 regular Planning Commission meeting.

A motion was made by Member Ray Van Tongeren, seconded by Member Christine Schott, to approve the regular Planning Commission meeting minutes of July 10, 2019. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, 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 APPEARNESS OF FAIRNESS**

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

5. **PUBLIC HEARINGS**

19-000311 PC 2019-3 THE VALE AT OVERLOOK PRELIMINARY PLAT SUBDIVISION APPLICATION**RECOMMENDED ACTION:**

Motion to adopt the findings of fact and conditions of approval in the staff report and forward a recommendation of approval to the City Council for the proposed preliminary subdivision plat for The Vale at Overlook phases 1-2 with conditions.

Mr. Trimble reviewed the staff report.

The proposed plat will be 22.73 acres with up to 30 dwelling units per gross acre and 4.89 acres of open green space. The plat had been approved in the past, but it expired. If approved, the preliminary plat will be good for 5 years.

Staff findings are consistent with the 1991 approvals.

Applicant Lee Picculel explained a consultant has been hired to work with the Stormwater requirements. He plans on clearing the entire site, and stabilizing the soils.

Chairman Collins opened the Public Hearing. The following citizens spoke:

Judith Nakashima

Preston Worth

Eleanor Lathrop

Linda Wilson

JoAnn Crayne

Mark Cutting

Lee Picculel

Jeff Gray

Hearing no other speakers, Chairman Collins closed the Public Hearing.

After some discussion, the following motion was made:

A motion was made by Member Ramona Leber, seconded by Member Ray Van Tongeren, to Adopt the findings of fact and conditions of approval in the staff report and forward a recommendation of approval to City Council for the proposed preliminary subdivision plat for the Vale at Overlook phases 1 and 2 with conditions. The motion carried by the following vote:

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

Nays: None

6. NON-PUBLIC HEARING ITEMS

19-000324 Discussion item: Consideration of zoning code text amendments to permit micro-distilleries in Commercial and Industrial Districts. Staff to provide more information at meeting.

After some discussion, staff will initiate the process to bring proposed language regarding code definitions and permitted uses for micro-distilleries to the Planning Commission. A public hearing will be set.

7. PLANNER'S REPORT

Planning:

- * *The Comp plan is still on hold as it needs to go before Council*
- * *Mt. Solo Estates final plat is being submitted*
- * *The RV park has applied for permits*
- * *Food truck discussions will most likely come to the Planning Commission in the future*

Public Works:

- * *Mid-block crossings being constructed on 3rd and 30th*
- * *Nichols Blvd. overlay is finishing up*
- * *The Transit center is being framed and roofed*
- * *Chip seal is being done*
- * *More pedestrian flashing beacons are being planned for next year*

8. OTHER BUSINESS

None at this time.

9. ADJOURNMENT

The September 4, 2019 Planning Commission meeting has been cancelled.

With no further business to discuss, the meeting adjourned at 8:41 p.m.

Lisa Vertrees, Recorder