



City of Longview

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

Agenda

'Hybrid' virtual or in-person meeting

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webinar: <https://us02web.zoom.us/j/86788038944>

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Webinar ID: 867

8803 8944

Planning Commission

Wednesday, October 6, 2021

7:00 PM

City Hall

1. **ROLL CALL**

2. **APPROVAL OF MINUTES**

21-000978 Minutes of the September 1 2021 regular meeting.

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

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

5. **PUBLIC HEARINGS**

21-000976 PC 2021-8 Joint Public Hearing City of Longview/Department of Ecology on: Longview Shoreline Master Program (SMP) periodic review draft amendments to keep the SMP current with changes in state law, changes in other Longview plans and regulations, and other changed local circumstances. All materials relating to the SMP update are online at: <https://www.mylongview.com/159/Shoreline-Master-Program>

Recommended Action: Motion to recommend the City Council adopt the proposed amendments to the SMP.

21-000977 PC 2021-9 Application to modify an approved subdivision or planned unit development: The Village at Overlook PUD, to allow vehicle access to City View Blvd for lot 14 .

Recommended Action: Motion to adopt the findings and recommendations of the staff report and pass on a recommendation to the City Council to approve the proposed subdivision plat amendment.

6. **NON-PUBLIC HEARING ITEMS**

21-000975 PC 2021-9 Request to initiate zoning code amendments to allow the Community Development Department to require pre-application conferences for development proposals and set a new fee.

Public Works Director/Interim Community Development Director Ken Hash is proposing the City adopt pre-application meeting requirements similar to those of other cities in the region. The purpose will be to improve permit review times and customer service, and provide projects with certainty to move forward with design. Similar to other cities, staff propose adding a fee to the zoning code fee schedule that will be charged for every pre-application meeting. The fee and required meeting add further value to developers by demonstrating that the city will stand behind the answers provided during such meetings. Official minutes will be kept and distributed after the meeting. Attached are examples of the application forms for pre-application meetings from Lacey WA and Woodland WA.

Recommended Action: Motion to initiate zoning code amendments to require pre-application conferences for development proposals and set a new fee and direct staff to bring draft amendments for discussion at a future meeting or workshop.

7. **OTHER BUSINESS**

21-000974 Set workshop date for accessory dwelling units code amendments: October 20th 6pm proposed.

8. **PLANNER'S REPORT**

9. **ADJOURNMENT**