



City of Longview

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

Agenda

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Planning Commission

Wednesday, March 2, 2022

7:00 PM

City Hall

1. **ROLL CALL**

2. **APPROVAL OF MINUTES**

22-000123 Minutes of the February 2, 2022, regular meeting.

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

4. **OTHER BUSINESS**

22-000125 PC 2021-4 ADU code revisions.

Public outreach of the proposed amendments to the Accessory Dwelling Units code continues. Staff will go over a website and survey developed for the proposal and determine interest in holding a virtual and/or in-person open house. A public hearing could be scheduled in April or May.

5. **NON-PUBLIC HEARING ITEMS**

22-000124 PC 2022-1 D-C zone permitted uses workshop #2.

At the January 13, 2022 regular meeting, the City Council adopted a moratorium on applications for certain land uses in the D-C zone and directed the Planning Commission to review the uses permitted and recommend zoning amendments to ensure a vibrant mixture of for-profit uses including the sale of goods and services, entertainment and dining are present.

Staff will present information about existing uses in the downtown commerce district and a real estate expert will be present to share information about trends in commercial uses.

Attached are charts showing the land uses in the D-C zone as recorded by the county assessor. Also attached is a working draft of potential changes to the land use table.

6. **PLANNER'S REPORT**

7. **ADJOURNMENT**



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Minutes

Agenda

Virtual meeting on zoom.us

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248 7799

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Planning Commission

Wednesday, February 2, 2022

7:00 PM

City Hall

1. ROLL CALL

Chairman Collins called the meeting to order at 7:00 p.m.

Present: Member Craig Collins, Member Trey Davis, Member Jeff Rauth, Member Ramona Leber, Member Joanna Lee, Member Kalei LaFave, Member Stacey Dalgarno

Absent:

Staff Present: Steve Schuman, Assistant City Attorney; Adam Trimble, Planner; Sam Barham, Engineer; Lisa Vertrees, Administrative Assistant

2. APPROVAL OF MINUTES

22-00061 Minutes of the January 5, 2022 regular meeting.

A motion was made by Member Ramona Leber, seconded by Member Kalei LaFave, to approve the minutes of the January 5, 2022 regular planning commission meeting. The motion carried by the following vote:

*Ayes: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Kalei LaFave, Stacey Dalgarno, Member Jeff Rauth, Member Joanna Lee
Nays: None*

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

Three online audience members:

Sue Rutherford spoke regarding a covenant in CVG 4 that states "residential use only" and a letter she received from Woford Real Estate. Mr. Trimble noted this is a private matter and the Planning Commission won't be involved.

Regina Bakanovich spoke regarding allowing "card room" to be the same use at eating/drinking establishments in the mixed use downtown area.

Other users online were there with Ms. Bakanovich.

4. NON-PUBLIC HEARING ITEMS

22-00063 WORKSHOP

PC 2022-1 City Council direction to the Planning Commission: review the uses permitted in the Downtown Commerce district, D-C zone and recommend zoning amendments to ensure a vibrant mixture of for-profit uses including the sale of goods and services, entertainment and dining are present.

Recommended Action: Direction to staff on next steps- future workshop or set public hearing for March or April.

Mr. Trimble reviewed the uses permitted in the Downtown Commerce district, providing three approaches:

- Review the boundary of the Downtown Commerce district, D-C zone*
- Review uses*
- Review similar zoning codes*

Chairman Collins noted similar zoning codes seem to keep out "chain" restaurants.

Member Ramona Leber suggests making changes on what is needed today, rather than going 40-50 years out.

Member Joanna Lee suggested incentives for certain types of businesses.

Mr. Trimble reviewed the current uses table and the Planning Commission discussed various changes.

Mr. Trimble will incorporate suggestions into the current use table and another workshop will be held in March.

5. PLANNER'S REPORT

** - Upcoming interview for an Assistant Planner*

** Permits issued for 52 townhouse units on Finch Dr.*

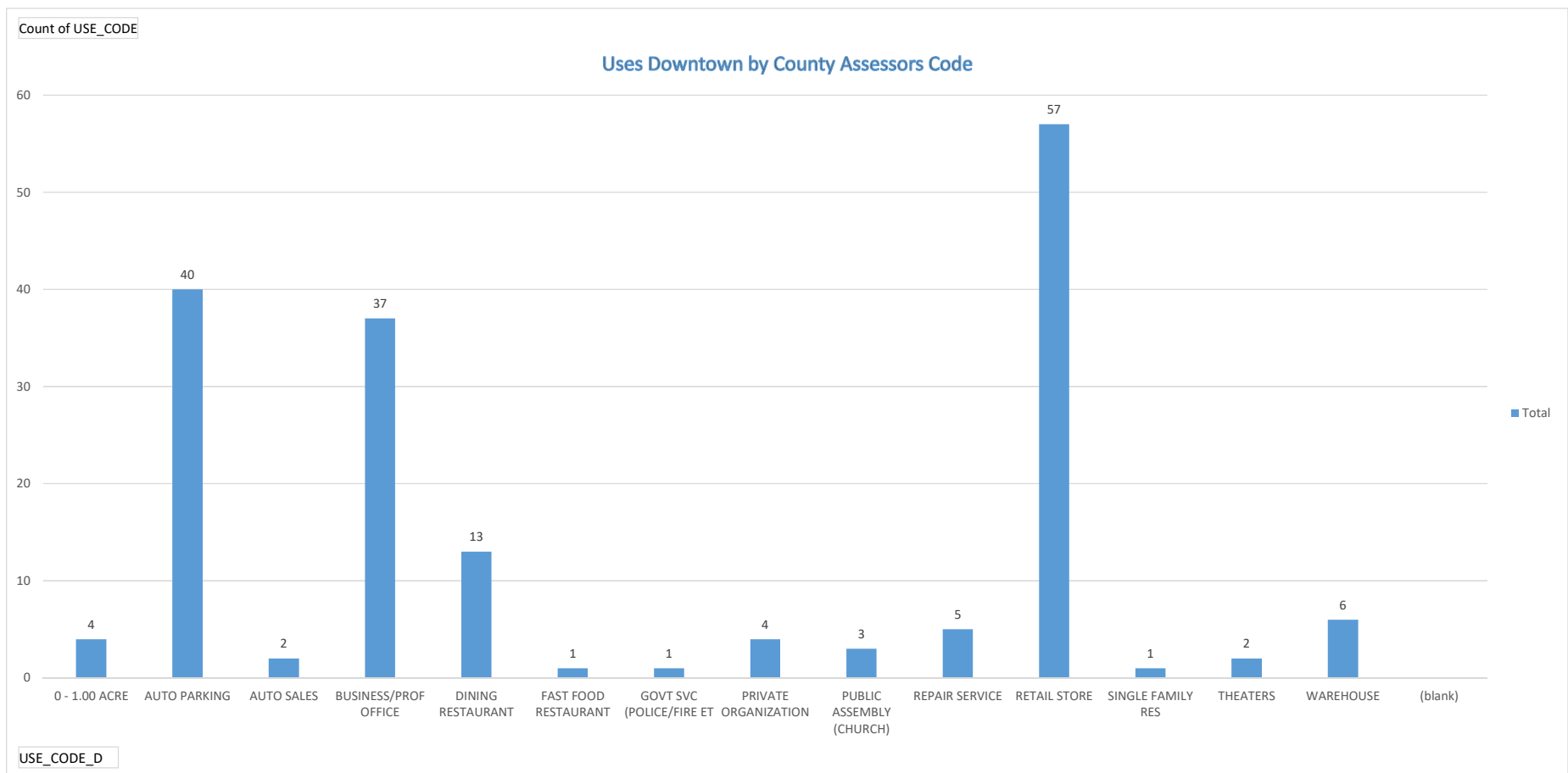
** Record the plat for 16 lots on Mt. Solo Place.*

6. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for March 2, 2022.

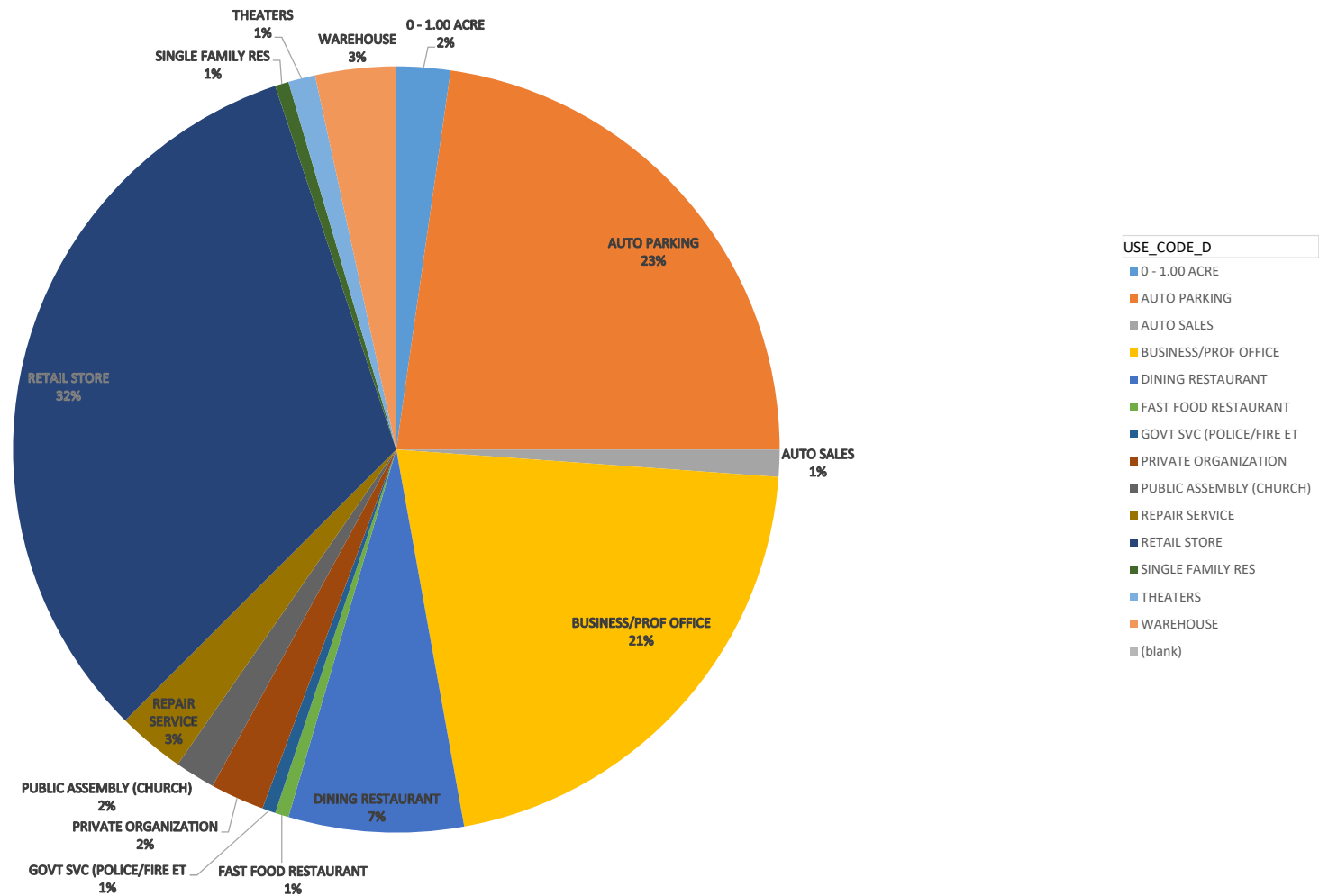
With no further business to discuss, the meeting adjourned at 8:30 p.m.

Lisa Vertrees, Recorder



Count of USE_CODE

Uses Downtown by County Assessors Code



[As a starting point for discussion, I have highlighted uses that could be added or removed. Underlined text is proposed to be added, strikethrough to be removed. AT]

19.44.020 Uses.

Table 19.44.020-1 includes uses that are permitted (“P”) or allowed through a special property use permit (“SPU”). If a field is blank, or the use is not listed, the use is not allowed in that particular zone.

Table 19.44.020-1. Permitted uses in commercial zones.

Use						
Retail Sales and Service	D-C	CBD	RC¹	NC²	GC	O/C
Sales oriented: stores selling, leasing, or renting consumer, home and business goods	P	P	P	P	P	P ¹⁰
Personal service oriented: financial, insurance, real estate, professional outlets and offices, and beauty/barber shops	P	P	P	P	P	P
Health care providers ³ consider adding note 6 to require an active ground floor use.	P	P	P	P	P	P
The office of a physician, or optometrist, or naturopath, chiropractor	<u>P</u>					
Health care providers above the first floor	<u>P</u>					
Health Care providers occupying less than 2,000 sq. ft.	<u>P</u>					
Repair oriented: repair of TVs, bicycles, clocks, watches, shoes, guns, appliances and office equipment; photo or laundry drop-off; quick printing; tailor; locksmith; and upholsterer	P	P		P	P	P
Stand-alone liquor store		P ⁸	P		P	
Recreational marijuana retail outlets per LMC 19.44.100		P	P		P	P
Eating and Drinking Establishments	D-C	CBD	RC¹	NC²	GC	O/C
Restaurant	P	P	P	P	P	P
Restaurant, with incidental consumption of alcoholic beverages	P	P ⁸	P	SPU	P	P
Bars, taverns, and nightclubs	P	P ⁸	P		P	
Restaurant, with drive-through facility	SPU	P	P		P	P
Restaurant, with seating in the public right-of-way	P	P		P	P	P
Walk-up food establishment with no indoor seating	<u>SPU</u> <u>P</u>	P		SPU	P	SPU
Brewpub	P	P	P ⁹		P	P
Lodging, temporary stay	D-C	CBD	RC¹	NC²	GC	O/C
Hotels, motels and lodges	P	P			P	P
Recreational vehicle (RV) parks per Chapters 19.65 and 19.90 LMC					P	
Bed and breakfast inns	P ⁴			P		
Vehicle sales, renting, service, and storage	D-C	CBD	RC¹	NC²	GC	O/C
Vehicle repair and service of consumer motor vehicles, including motorcycles, all-terrain vehicles and light and medium trucks		P			P	P

Use						
Automobile, light and medium truck dealers		P			P	P ¹⁰
Bus, heavy truck, RV, travel trailer or other large vehicle dealers						
Bicycle, motorcycle, all-terrain vehicle dealers	P ⁵	P	P		P	
Boat or marine craft dealer					P	P
Vehicle storage, outdoor					P	
Vehicle washing					P	P
Vehicle renting and leasing		P			P	P
Vehicle fueling station		P	P ¹¹	P ¹²	P	P ¹⁰
Amusement/Cultural	D-C	CBD	RC¹	NC²	GC	O/C
Indoor continuous entertainment activities such as bowling alleys, skating rinks, game arcades and pool halls	P	P	P		P	
Outdoor continuous entertainment activities such as miniature golf and skateboard facilities	P?				P	
Theaters, indoor	P	P	P		P	
Drive-in theaters, stadiums and arenas					P	
Museums, botanical and zoological gardens, public plazas, performing and cultural arts studios	P	P			P	
Athletic, health and racket clubs	P	P	P	P	P	P
Circuses, carnivals, or amusement rides		SPU			SPU	
Membership clubs such as fraternal organizations	P ⁶	P			P	
Gambling casinos, card rooms, bingo parlors, pari-mutuel betting parlors, and video arcades	SPU	SPU ⁸				
Gambling casinos, card rooms, bingo parlors, pari-mutuel betting parlors, and video arcades <i>when combined with a restaurant or other entertainment use.</i>	SPU, or P					
Residential	D-C	CBD	RC¹	NC²	GC	O/C
Residential dwellings above the first story of commercial buildings	P	P		P	P	P
Mixed-use multifamily residential/commercial developments per LMC 19.46.015					P	
Mixed-use multifamily residential/commercial developments per (standards written for downtown)	P					
<i>Staff note- revisit the parking requirement waiver...</i>						
Congregate care, assisted living and continuing care facilities and nursing homes for elderly individuals; including accessory services to the above uses	SPU				SPU	SPU
Existing residences without any increase in density			P			
Permanent supportive housing	P	P	P	P	P	P
Transitional housing	P	P	P	P	P	P
Emergency shelters per LMC 19.44.110	P	P			P	P

Use						
Emergency housing per LMC 19.44.110	P	P			P	P
Residential care facilities per Chapter 19.17 LMC	P	P	P	P	P	P
Education	D-C	CBD	RC¹	NC²	GC	O/C
Schools that meet state requirements for elementary, secondary or higher education, public or private	SPU					
Vocational or technical institutions and colleges	SPU	P			P	P
Dance, music or art schools or studios; athletic, sports-training or martial arts facilities or schools	SPU	P		SPU	P	P
Driving school	SPU	P			P	P
Miscellaneous	D-C	CBD	RC¹	NC²	GC	O/C
Day care facilities for the care of more than 12 children	SPU	P		P	P	P
Commercial off-street parking lots and garages	SPU	P			P	P
Temporary uses per Chapter 19.41 LMC	P	P	P	P	P	P
Sidewalk businesses in accordance with LMC 12.30.090 through 12.30.140	P	P		P	P	P
Funeral parlors		P			P	P
Basic utility facilities, non-building structures ¹³	SPU	SPU	SPU	SPU	P	SPU
Self-service storage (mini warehouses)					P	SPU
Convention centers	SPU	P	P		P	P
Bus terminals and stations, transportation and transit facilities	SPU	P	P	P	P	P
Drive-in and drive-through facilities associated with an allowed use	SPU	P	P		P	P
Telecommunications structures and equipment, subject to the provisions of Chapter 16.75 LMC		P	P	P	P	P
Small animal clinics or veterinary hospitals	P ⁷	P ⁷			P ⁷	P ⁷
Pet grooming	P	P	P	P	P	P
Boat marinas						P
Microbrewery/microwinery/craft distillery		SPU			P	
Religious assembly and institutions, community centers	P ⁶	P			P	P
Public safety facility		P	SPU		SPU	P

1. See LMC 19.44.050 for further clarification on what is a permitted use within the regional commercial district.

2. See LMC 19.44.040 for further clarification on what is a permitted use within the neighborhood commercial district.

3. Providers of ambulance services need a special property use permit.

4. Bed and breakfast inns must be located above the first floor in the D-C district.

5. No outdoor display of motorized vehicles is allowed.

6. In the D-C district any property use intended to primarily provide meeting areas for secular and nonsecular uses without an ongoing active ground floor use is prohibited. An "active ground floor use" means a retail, business, or entertainment use where persons come and go on a constant and frequent basis.

7. The medical care and services administered to animals shall occur only within the confines of the principal building located on the premises.
8. These uses are not allowed within 700 feet of the centerline of the west end of the city street named Mark Morris Court.
9. Brewpubs are permitted outright only in conjunction with LMC 19.44.050(4), sit-down restaurants with a minimum enclosed floor area of 5,000 square feet.
10. These uses are only allowed in the O/C district if they are located west of 12th Avenue, except Assessor's Parcel Number 08749 is allowed to have these uses also.
11. Per LMC 19.44.050.
12. Per LMC 19.44.040.
13. City water, sewer, and drainage pump stations are permitted outright in all commercial districts and are not subject to setback requirements of this chapter.

(Ord. 3450 § 7, 2021; Ord. 3442 § 4, 2021; Ord. 3425 § 2, 2020; Ord. 3421 § 2, 2020; Ord. 3395 § 3, 2019; Ord. 3362 § 2, 2017; Ord. 3358 § 1, 2017; Ord. 3297 § 7, 2015; Ord. 3268 § 3, 2014; Ord. 3262 § 2, 2014; Ord. 3202 § 14, 2012).

19.44.030 Downtown commerce district – Special property use.

In the downtown commerce district special property use permits are granted by the city council. Per LMC 2.03.060, the city council shall conduct an open-record public hearing prior to their decision. Per LMC 2.27.070, the planning commission shall make recommendations to the city council for the granting or denial of such permits. (Ord. 3450 § 7, 2021; Ord. 3202 § 14, 2012).

DOWNTOWN COMMERCE DISTRICT, D-C ZONE

