



City of Longview

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

Minutes

Agenda

Attend in-person or virtually using the link below.

Please click the link below to join the webinar:

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

Or Telephone: US: +1 253 215 8782 Webinar ID: 867 8803 8944

Planning Commission

Wednesday, March 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,

Excused: Member Stacey Dalgarno

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

2. APPROVAL OF MINUTES

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

A motion was made by Member Kalei LaFave, seconded by Member Joanna Lee, to approve the regular Planning Commission minutes of February 2, 2022. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Member Kalei LaFave, Member Jeff Rauth, Member Joanna Lee

Nays: None

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

None at this time.

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.

*Mr. Trimble reviewed the draft website and survey for public outreach purposes. Staff requested feedback from the Planning Commission members before the website goes live.
An in-person Open House may be held in April.*

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.

Mr. Trimble briefly reviewed the previous workshop.

Mr. Trimble introduced Paul Young, a commercial real agent with the Fuller Group. Mr. Young gave a presentation on Commercial Real Estate Trends for 2022 and Beyond. Trends point toward the Longview downtown area being a viable choice for locating businesses. Staff will research the percentage of downtown landlords/owners that are actually local. It was suggested to go back to land use regulations to encourage more restaurants. Break out Personal Services on the use table. It may be possible to shrink the D-C zone down to just Commerce Avenue and key corridors using footnotes. Member Ramona Leber requested more information on card rooms, casinos, etc. in the D-C zone, including the police perspective.

6. PLANNER'S REPORT

Public Works

- * The Police Satellite building project in Archie Anderson park has been awarded*
- * Industrial/California Way/3rd intersection improvements will begin soon*
- * 46th Avenue Pump Station work will begin soon*

Planning

- * Two plats for Mt. Solo Place were recorded that will add another 30 lots*

7. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for April 6, 2022 at 7 p.m.

With no further business to discuss, the meeting adjourned at 8:40 p.m.

Lisa Vertrees, Recorder

