



# City of Longview

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

## Minutes

### Agenda

Attend in-person or virtually using the link below.  
<https://us02web.zoom.us/j/86788038944>  
Telephone: US: +1 253 215 8782 Webinar ID: 867 8803  
8944

## Planning Commission

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Wednesday, May 11, 2022

7:00 PM

City Hall

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1. **ROLL CALL**

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

**Present:** Member Craig Collins, Member Trey Davis, Member Jeff Rauth, Member Joanna Lee, Member Kalei LaFave, Member Stacy Dalgarno

**Excused:** Member Ramona Leber

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

2. **APPROVAL OF MINUTES**

*A motion was made by Member Jeff Rauth, seconded by Member Joanna Lee, to approve the minutes of the April 6, 2022 regular Planning Commission meeting. The motion carried by the following vote:*

*Ayes: Member Craig Collins, Member Trey Davis, Member Kalei LaFave, Member Jeff Rauth, Member Joanna Lee, Member Stacy Dalgarno*

*Nays: None*

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

*One comment via email pertaining to an agenda item was received.*

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

*Mr. Trimble read the Declaration into the record.*

5. **PUBLIC HEARINGS**

**22-000266 PC 2022-1 Downtown Commerce District zoning code amendments.**

**Recommended Action: Hold a public hearing.**

**Motion to adopt the findings and recommendation of the staff report, with adjustments to the proposed amendments as noted in the report to leave religious establishments and community centers unchanged and include a new definition for restaurant in the amendments.**

*Mr. Trimble gave a staff report.*

*Chairman Collins opened the public hearing.*

*The following citizens spoke:*

*Hawthorne Wright*

*Mr. Chalmers*

*Spencer Boudreau*

*Eric Miller*

*Angie Wean*

*Paige Espinoza*

*Tina Smith - via Zoom and email read in to record*

*Lindsey Cope*

*Niki Favela*

*Pat*

*Grace Quick*

*Hearing no further speakers, Chairman Collins closed the public hearing.*

*A motion was made by Member Jeff Rauth, seconded by Member Kalei LaFave, to approve the staff recommended changes to the draft amendments, adopt the staff findings and recommend City Council adopt the subject zoning code amendments. The motion carried by the following vote:*

*Ayes: Member Craig Collins, Member Trey Davis, Kalei LaFave, Boardmember Jeff Rauth, Boardmember Joanna Lee, Boardmember Stacy Dalgarno*

*Nays: None*

*Member Joanna Lee suggested removing card rooms, etc. from the allowed types of businesses for the DC zone. The following motion amendment was made and voted on:*

*A motion was made by Member Joanna Lee, seconded by Member Kalei LaFave, to approve the staff recommended changes to the draft amendments, adopt the staff findings, remove Gambling casinos, card rooms, bingo parlors, pari-mutuel betting parlors and video arcades from the table of permitted uses, and recommend City Council adopt the subject zoning code amendments. The motion carried by the following vote:*

*Ayes: Member Craig Collins, Member Trey Davis, Member Kalei LaFave, Member Jeff Rauth, Member Joanna Lee, Member Stacy Dalgarno*

*Nays: None*

**6. NON-PUBLIC HEARING ITEMS**

**7. OTHER BUSINESS**

**22-000273 Set Public Hearing for Olive Way subdivision, date to be determined at meeting; June 1 or July 6.**

*A motion was made by Member Kalei LaFave, seconded by Member Jeff Rauth, to set a public hearing for the Olive Way subdivision for July 6, 2022.. The motion carried by the following vote:*

*Ayes: Member Craig Collins, Member Trey Davis, Member Kalei LaFave, Member Jeff Rauth, Member Joanna Lee, Member Stacy Dalgarno*

*Nays: None*

**22-000272 Set public hearing for June 1, 2022 for West End Manufactured Home Park Binding Site Plan, 5721 Ocean Beach Hwy.**

**The full project documents and environmental checklist are online at:**

**<https://mylongview.box.com/s/ri42gdnikkajxfu1ozqcqdw0kl11dl2v>**

*A motion was made by Member Kalei LaFave, seconded by Member Stacy Dalgarno, to set a public hearing for June 1, 2022 for the West End Manufactured Home Park Binding Site plan. The motion carried by the following vote:*

*Ayes: Member Craig Collins, Member Trey Davis, Member Kalei LaFave, Member Jeff Rauth, Member Joanna Lee, Member Stacy Dalgarno*

*Nays: None*

**22-000277 Request to set a public hearing for updates to the Chapter 17.24 FLOOD DAMAGE PREVENTION Ordinance as required by FEMA and Department of Ecology.**

**Staff will present changes required by the Department of Ecology, to the Longview Flood Damage Prevention ordinance and answer questions about this critical area regulation.**

**The chapter is online at:**

**<https://www.codepublishing.com/WA/Longview/#!/Longview17/Longview1724.html#17.24>**

**Recommended Action: Motion to set a public hearing for June 1, 2022.**

*Mr. Trimble gave a brief overview.*

*A motion was made by Member Kalei LaFave, seconded by Member Jeff Rauth, to set a public hearing for June 1, 2022 for updates to Chapter 17.24 Flood Damage Prevention Ordinance. The motion carried by the following vote:*

*Ayes: Member Craig Collins, Member Trey Davis, Member Kalei LaFave, Member Jeff Rauth, Member Joanna Lee, Member Stacy Dalgarno*

*Nays: None*

**8. PLANNER'S REPORT**

*Public Works:*

- \* Business Park progress*
- \* California Way/7th Avenue overlay*
- \* 46th Avenue overlay*

*CD:*

- \* Industrial development*
- \* Mint Farm possible investment*
- \* Vale at Overlook PUD subdivision - permit ready*
- \* Uptick in all permits*
- \* Commerce Avenue interest*

**9. ADJOURNMENT**

*The next regular Planning Commission meeting is scheduled for June 1, 2022.*

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

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*Lisa Vertrees, Recorder*