



City of Longview

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

Agenda

To attend virtually, please click the link below to join the webinar:
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Webinar ID: 867 8803 8944

Planning Commission

Wednesday, August 3, 2022

7:00 PM

City Hall

1. ROLL CALL

2. APPROVAL OF MINUTES

22-000483 Minutes of the July 6, 2022 meeting

3. PUBLIC HEARINGS

4. AUDIENCE PARTICIPATION OF CORRESPONDENCE

5. DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS

6. OTHER BUSINESS

7. NON-PUBLIC HEARING ITEMS

22-000488 INFILL WORKSHOP #2.

The Planning Commission is considering zoning code amendments to allow greater development opportunities in areas of low density, single-family zones.

Recommended Action:

Hold a Workshop on infill topics and provide input to staff for next meeting.

8. PLANNER'S REPORT

9. ADJOURNMENT



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Minutes

Agenda

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Planning Commission

Wednesday, July 6, 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 Stacy Dalgarno

Excused: Member Kalei LaFave

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

2. APPROVAL OF MINUTES

22-000430 MEETING MINUTES OF:

APRIL 06 2022,

MAY 11 2022

MAY 30 WORKSHOP

JUNE 01 2022

RECOMMENDED ACTION: MOTION TO APPROVE OR APPROVE WITH CORRECTIONS

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

Ayes: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Boardmember Jeff Rauth, Boardmember Joanna Lee, Boardmember Stacy Dalgarno

Nays: None

A motion was made by Member Jeff Rauth, seconded by Member Joanna Lee, to approve the minutes of the May 11, 2022 Planning Commission meeting. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Boardmember Jeff Rauth, Boardmember Joanna Lee, Boardmember Stacy Dalgarno

Nays: None

A motion was made by Member Jeff Rauth, seconded by Member Trey Davis, to approve the minutes of the May 30, 2022 Planning Commission workshop. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Boardmember Jeff Rauth, Boardmember Joanna Lee, Boardmember Stacy Dalgarno

Nays: None

A motion was made by Member Jeff Rauth, seconded by Member Trey Davis, to approve the minutes of the June 1, 2022 Planning Commission meeting. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Boardmember Jeff Rauth, Boardmember Joanna Lee, Boardmember Stacy Dalgarno

Nays: None

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None at this time.

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

Waived

5. **PUBLIC HEARINGS**

None at this time.

6. **NON-PUBLIC HEARING ITEMS**

22-000405 Review 2019 Comprehensive Plan implementation schedule.

With new members on the Planning Commission this information is included for your reference and a brief discussion before the Infill Workshop.

Mr. Trimble gave an overview of the 2019 Comprehensive Plan implementation schedule.

22-000432 WORKSHOP ON INFILL HOUSING ZONING CODE AMENDMENTS

The 2019 Comprehensive Plan update called for consideration of amendments to allow infill of large lots and other forms of development of interior parcels. The Planning Commission ranked Accessory Dwelling Units and Infill as the top priorities. With a recommendation on amendments for ADU's complete, Infill is the next focus.

Mr. Trimble reviewed the staff memo, highlighting goals and objectives, related policies, etc.

Mr. Trimble gave a presentation on Infill Housing, using the CVG area as a visual example.

Discussion included: shared driveways, private roads, reducing public road standards, deep lots, housing types, cluster housing, courtyards.

The next workshop will provide more indepth details.

7. **OTHER BUSINESS**

None at this time.

8. **PLANNER'S REPORT**

Public Works:

- * California/Industrial Way paving*
- * 46th Avenue rehab going to bid soon*
- * Traffic counts/signals in downtown area*
- * Tennant Way/Oregon Way-11th - signal upgrades.*

Community Development:

- * Commercial subdivision - 38th/Ocean Beach Hwy binding site plan*
- * Mt. Solo Phases IV-V permits issued*
- * Port of Longview tour - learned about their future projects, etc.*
- * Restaurant permit for former Creekside space*

9. **ADJOURNMENT**

The next meeting will be a workshop held in the Training Room on August 3, 2022, 7 p.m.

With no further business to discuss, the meeting adjourned at 8:20 p.m.

Lisa Vertrees, Recorder

TO: Longview Planning Commission

FROM: Adam Trimble, Planning Manager

MEETING DATE: August 3, 2022

SUBJECT: PC 2021-1 – Workshop on zoning code amendments to support infill

At the July 6, 2022 Planning Commission meeting a workshop on infill development was held to reintroduce the idea after initial effort on infill regulations was set aside to work on Accessory Dwelling Units. For this infill workshop #2 staff will present options for consideration of different regulatory approaches to achieve the goals of the comprehensive plan, specifically focused on the Objective LU-E.1: “Develop regulations to govern infill in residential areas with large lots.”

Options:

1. Minimal changes to the TNR zone- the ‘light touch’ approach. This option will consider allowing multiple single family homes on one lot in the Traditional Neighborhood Residential Zone. The zone will remain a single family neighborhood based on the types of buildings constructed but similar to ADU’s an owner could build more than one home on their property. The zone would be more of a hybrid multi-family zone since the idea is not to allow more lots but more homes.
 - a. Without individual lots this option likely results in adding homes that will be for rent. A condominium process would provide an ownership option.
 - b. The City can retain its requirement for road frontage for lots to encourage subdivision of property and extension of streets and utilities.
2. Private Roads- the ‘County style development option’. This option will develop standards for private roads which could be constructed for small subdivisions and lots could be located off the private roads. The lots involved will have an access easement and maintenance covenant for the road and utilities serving the lots. Below is the requirements for a ‘fire apparatus road’ in Longview:

503.2.3 Surface.

Fire apparatus access roads shall have an unobstructed width of 20 feet, and provided with an all-weather driving surface a minimum of 16 feet in width designed and engineered to support the imposed loads of fire apparatus. Unless otherwise approved by the fire code official, an all-weather surface shall mean well maintained and paved or otherwise hard-surfaced with asphaltic or Portland cement concrete.

503.2.5 Dead-ends.

Dead-end fire apparatus access roads in excess of 150 feet length shall be provided with a turnaround. The turning radius of access roadway turnarounds shall be not less than 40 feet or 80 feet in diameter.

Exception: Alternate methods of creating access roadway turnarounds may be approved by the fire code official. Approved turnarounds may include such designs as a hammerhead arrangement, a graveled circle 80 feet in diameter, or an intersecting road.

503.2.7 Grade.

The gradient for a fire apparatus access road shall not exceed 15 percent.

Exceptions:

(a) Access roads leading to buildings fully protected by automatic sprinkler systems may exceed 15 percent grade.

(b) When there are not more than two Group R, Division 3, or Group U Occupancies, the requirements of this section may be modified.

3. Cluster Style Development- ‘the new ideas’ approach. This option will look at allowing a new permitted use in single family zones known as cluster housing, cottage housing or courtyard style development. These developments allow infill by permitting multiple homes behind existing homes or on undeveloped portions of large lots. It may involve reducing public road standards or allowing flexibility on required road frontage. Below are examples:
 - a. <https://bellingham.municipal.codes/BMC/20.28.080>
 - b. <https://bellingham.municipal.codes/BMC/20.28.120>
 - c. https://ridgefieldwa.us/wp-content/uploads/FINAL-DRAFT-Ridgefield-Housing-Code-Updates_21-0615.pdf#%5B%7B%22num%22%3A76%2C%22gen%22%3A0%7D%2C%7B%22name%22%3A%22XYZ%22%7D%2C69%2C720%2C0%5D
4. Other approaches will be considered for hillside areas and zones other than TNR, Traditional Neighborhood Residential.

There is a lot of guidance, examples and professional advice about infill describing many different forms of development from accessory dwelling units to multifamily. I have included some publications and references for you to review ahead of our meeting. If you find you are curious about something check this resource collection out:

<http://mrsc.org/home/explore-topics/planning/development-types-and-land-uses/infill-development-completing-the-community-fabric.aspx>

Two examples in Washington State:

https://www.cityoftacoma.org/government/city_departments/planning_and_development_service/s/planning_services/residential_infill_pilot_program

<https://cob.org/gov/dept/pcd/infill-housing-toolkit>