



City of Longview

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

Minutes

Agenda

To attend the meeting virtually, use this URL to
join: <https://us02web.zoom.us/j/86788038944>
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Planning Commission

Wednesday, December 1,
2021

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 Ramona Leber, Member Shawn Marvin,
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**

21- Minutes of the October 6, 2021 regular meeting.
0001097

Deferred

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None at this time.

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

Mr. Trimble read the declaration.

5. **PUBLIC HEARINGS**

21- PC 2021-11 Mt Solo Place Final Plat phase 2b. Final plat approval is requested to create
0001102 24 lots in the 3rd of 4 total phases of the preliminary plat. Extension of Bethany Street
and a connection to Branch Creek Drive and Mt. Solo Road will be completed with this
phase.

Recommended Action: Hold a public hearing. Motion to recommend the City council approve the final plat for phase 2b with a condition that homes built in this phase may not be occupied until the sanitary sewer pump station is in service.

Mr. Trimble reviewed the staff report.

The plat is being constructed to the original proposal with only a slight change in the location of the sewer pump station.

Chairman Collins opened the public hearing.

Hearing no speakers, Chairman Collins closed the public hearing.

A motion was made by Member Ramona Leber, seconded by Member Kalei LaFave, to recommend Council approve the final plat for Mt. Solo Place Phase 2B, with a condition that homes built in this phase may not be occupied until the sanitary sewer pump station is in service. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Member Shawn Marvin, Kalei LaFave, Stacey Dalgarno

Nays: None

- 21-
0001103 **PC 2021-12 Final Plat Mt Solo Place Phase 3. Final plat approval is requested to create 30 lots in the 3rd of 4 total phases of the preliminary plat. Extension of Bethany Street and a connection to Branch Creek Drive and Mt. Solo Road will be completed with this phase.**

Recommended Action: Hold a public hearing. Motion to recommend the City council approve the final plat for phase 3 with a condition that homes built in this phase may not be occupied until the sanitary sewer pump station is in service.

Mr. Trimble reviewed the staff report.

A trail will be added in this phase.

Chairman Collins opened the public hearing.

Hearing no speakers, Chairman Collins closed the public hearing.

A motion was made by Member Ramona Leber, seconded by Member Stacey Dalgarno, to recommend Council approval the final plat for Mt. Solo Phase 3, with a condition that homes built in this phase may not be occupied until the sanitary sewer pump station is in service. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Member Shawn Marvin, Kalei LaFave, Stacey Dalgarno

Nays: None

6. **NON-PUBLIC HEARING ITEMS**

Accessory Dwelling Use amendments. Postpone discussion at this time.

7. **PLANNER'S REPORT**

- * Quality interest in industrial park development
- * Longview Business park is under construction
- * LCC is planning new buildings and replacement buildings
- * A couple of different fast food businesses are showing interest

Public Works

- * Beech St. is open to traffic
- * Council heard a report from a subcommittee regarding infrastructure funding from the CARES act
 - Utilities to properties to help development
 - Reservoir improvements
 - Complete Streets

8. **OTHER BUSINESS**

Member Trey Davis commented that bicycle parking could possibly be considered in lieu of required parking spaces - as a future consideration,

9. ADJOURNMENT

The next scheduled regular Planning Commission meeting is January 5, 2022.

With no further business to discuss, the meeting adjourned at 7:35 p.m.

Lisa Vertrees, Recorder