



City of Longview

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

Minutes

Agenda

To attend the meeting virtually, please click the link below
to join the webinar:

<https://us02web.zoom.us/j/86788038944> Or by Telephone:
+1 253 215 8782 or +1 346 248 7799
Webinar ID: 867 8803 8944

Planning Commission

Wednesday, October 5, 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

Absent: Member Kalei LaFave

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

2. **APPROVAL OF MINUTES**

A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to approve the September 7, 2022 regular meeting minutes. The motion carried by the following vote:

Ayes: All

Nays: None

22-000614 Minutes of the September 7, 2022 regular meeting.

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

Memo received regarding the data center agenda item.

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

Not read.

5. **NON-PUBLIC HEARING ITEMS**

22-000616 PC 2022-5 Proposed zoning amendments for driveway surface requirements, mini-storage location and development, data centers and map or plat recording on Mylar

requirements.

Recommended Action: Motion to direct staff to prepare proposed zoning amendments as agreed upon by the Planning Commission for consideration at a public hearing to be held November 2nd, 2022.

Mr. Trimble reviewed the proposed zoning code amendment language for the four sections being considered.

Driveway surfacing requirements: Require only the first 50' of driveway to be paved from where it meets the public street. The Planning Commission agreed.

County recording: Strike the word "mylar" from the BLA, short plat sections of the code. Mylars are no longer required for County recording. The Planning Commission agreed.

Mini-storage: Mr. Trimble reviewed the memo. Three approaches were presented:

- 1. Limit the amount of street frontage mini-storage uses can have on Ocean Beach Hwy.*
- 2. Allow mini-storage as an accessory use only*
- 3. Limit or prohibit mini-storage in certain zones*

After discussion of the three approaches, a motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to direct staff to proceed with combining options 1 and 2. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Member Jeff Rauth

Nays: None

Mr. Trimble reviewed the memo regarding data centers. The Planning Commission feels more information is needed before approving code amendments.

6. **OTHER BUSINESS**

None at this time.

7. **PLANNER'S REPORT**

22-000617 Residential Infill- Staff to report on next steps which may include:

- **City utilities division conduct a study on infrastructure capacity in the CVG neighborhood. Results could inform a connection fee for new development in the area to provide for upgrades.**
- **Staff to work with Stormwater division on assessing stormwater capacity and impacts of new development in the CVG area.**
- **Engineering staff continues research on acceptable road standards for infill.**
- **Engineering staff to contribute to a future street connections map that can be adopted as a comprehensive plan amendment to inform review of development a land subdivisions in the City.**

** Infill: Discussions with Engineering on road standards, stormwater upgrades, utility upgrades. There are currently no identified discrepancies in the CVG area. Stormwater, water and sewer utilities will be evaluated in the next biennium.*

** Longview and Kelso are allocating funds for affordable housing: \$750,000 for the Sunrise Village 40 unit apartments in Longview; \$250,000 for the Willow Grove 30 unit apartments in Kelso.*

** LCC is planning a new building.*

Public Works:

** Archie Anderson park building will be open around November 1st.*

** Lake Sacajawea bathrooms should be finished by the end of the year*

** Bids for the Reservoir #5 re-roof have been opened. Works should start in a month or so*

** 46th Ave pump station, ADA projects will go out to bid soon.*

8. **ADJOURNMENT**

The next regular Planning Commission meeting is scheduled for November 2, 2022, 7 p.m.

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

Lisa Vertrees, Recorder