



# City of Longview

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

## Minutes

### Agenda

### Planning Commission

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Wednesday, September 6,  
2023

7:00 PM

City Hall

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The City Hall is accessible for persons with disabilities. Special equipment to assist the hearing impaired is also available. Please contact the City Executive Offices at 360.442.5004 48 hours in advance if you require special accommodations to attend the meeting.

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 Kalei LaFave, Member Stacy Dalgarno

**Excused:** Member Joanna Lee

**Staff Present:** Chris Collins, Assistant Public Works Director; Mac Kosar, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

**23-001436 Minutes of August 2, 2023**

*A motion was made by Member Kalei LaFave, seconded by Member Ramona Leber, to approve the regular meeting minutes of August 2, 2023. The motion passed unanimously.*

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

*Correspondence was received, pertaining to a public hearing item.*

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

*Read into the record.*

5. **PUBLIC HEARINGS**

**23-001437 PC 2023-7 Olive Way Townhomes Subdivision**

*Mr. Kosar reviewed the staff report.*

*Member Ramona Leber questioned the impact of potential surface runoff. Assistant Public Works Director Collins noted that municipal stormwater requirements are designed in.*

*Chairman Collins opened the public hearing.*

*Correspondence received from Mary Mesnick, Ana Scheu, Deborah Riedesel was read into the record.*

*Citizen Doug Davis spoke.*

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

*There was discussion of traffic, road connections and the large cedar trees.*

*A motion was made by Member Ramona Leber, seconded by Member Jeff Rauth, to accept the findings of City staff and submit a recommendation to City Council to approve the Olive Way Townhomes Subdivision. The motion passed unanimously.*

## **6. NON-PUBLIC HEARING ITEMS**

### **23-001438 Draft Language - Data Centers, Cryptocurrency**

*Mr. Kosar reviewed the definitions of data centers and cryptocurrency from NIST. IBM definitions were also included.*

*Cryptocurrency is self-serving, while a data center could benefit the area.*

*After discussion, the Planning Commission directed staff to look further into conditions and requirements such as zoning, permanent structures, no evaporative cooling, etc., and re-draft the language.*

### **23-001439 Request for Public Hearing - Rezone/Comp Plan Amendment 5824 Ocean Beach Hwy**

*Mr. Kosar requested a public hearing.*

*A motion was made by Member Leber, seconded by Member LaFave, to set a public hearing for a rezone/comprehensive plan amendment for 5824 Ocean Beach Hwy on October 4, 2023. The motion passed unanimously.*

### **23-001440 Request for Public Hearing -Text Amendment/Comp Plan Amendment 636 California Way**

*Mr. Kosar requested a public hearing.*

*A motion was made by Member LaFave, seconded by Member Dalgarno, to set a public hearing for October 4, 2023 to allow a text amendment/comprehensive plan amendment for 636 California Way. The motion passed unanimously.*

*Mr. Kosar also brought another request for a public hearing, not included on the agenda, to approve the final Mt. Solo subdivision plats for Phase IIIB and IV.*

*A motion was made by Member Leber, seconded by Member LaFave, to set a public hearing for October 4, 2023 to approve Mt. Solor final subdivision plats, phases IIIB and IV. The motion passed unanimously.*

## **7. WORKSHOP**

### **23-001441 Affordable Housing**

*Mr. Kosar continued the Affordable Housing workshop.*

*Discussions included current permitted uses and standards, shared access easement/agreements, lot frontage.*

*David Brittell, architect, spoke on cottage housing.*

*Planning Commission directed staff to provide more language on cottage housing, and shared access easements/agreements.*

**8. PLANNER'S REPORT**

- \* Divert groundbreaking*
- \* Sunrise Village is moving through the review process*
- \* Olive Way/Shelly Place*
- \* Application received for a 366 unit development in West Longview\*
- \* U-Haul has applied for a 3-story development*
- \* Sign package received for Marshall's*
- \* Monticello Convention site is being remodeled*
- \* The Elks Building facade improvement is moving along*

*Public Works:*

- \* 46th Ave project is underway*
- \* 38th Ave pump stations*
- \* Washington Way overlay is out for bid*

**9. ADJOURNMENT**

*The next regular Planning Commission meeting is scheduled for October 4, 2023, 7 p.m.*

*With no further business to discuss, Chairman Collins adjourned the meeting at 8:50 p.m.*

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*Lisa Vertrees, Recorder*