



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, October 4, 2023

7:00 PM

City Hall

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 Jeff Rauth, Member Ramona Leber, Member Joanna Lee

Excused: Member Kalei LaFave, Member Stacy Dalgarno

Absent: Member Trey Davis

Staff Present: Chris Collins, Assistant Public Works Director; Dana Gigler, City Attorney; Mac Kosar, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

23-001528 PC Minutes of September 6, 2023

A motion was made by Member Ramona Leber, seconded by Member Jeff Rauth to approve the meeting minutes of September 6, 2023. The motion passed unanimously.

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

Communication received regarding public hearing items and will be read into the record at the appropriate time.

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

Read into record.

5. **PUBLIC HEARINGS**

23-001547 Public Hearing - PC 2023-10 636 California Way

Mr. Kosar reviewed the staff report and read received correspondence into the record. Staff is recommending a Special Property Use designation.

Chairman Collins opened the public hearing.
The following citizens spoke:
Jeff Trass - nearby property owner
Jeffrey Lam - property owner
Sheila Soto - property manager
Hearing no further speakers, Chairman Collins closed the public hearing.

A motion was made by Member Ramona Leber, seconded by Member Jeff Rauth, to accept staff recommendations and forward the zoning code amendments to City Council for approval. The motion passed unanimously.

23-001548 Public Hearing - PC 2023-9 5824 Ocean Beach Hwy

Mr. Kosar reviewed the staff report.
Chairman Collins opened the public hearing. Hearing no speakers, Chairman Collins closed the public hearing.

A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to forward a recommendation of approval to the City Council for the proposed Comprehensive Plan Future Land Use Map and Zoning Map amendments. The motion passed unanimously.

23-001549 Public Hearing - PC 2023-11 Mt. Solo Phase 3B and 4 Final plat

Mr. Kosar reviewed the staff report.
Chairman Collins opened the public hearing. Hearing no speakers, Chairman Collins closed the public hearing.

A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to approve the plat as conforming and recommend the City Council approve the application. The motion passed unanimously.
A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to schedule Mt. Solo Phase V final plat for a public hearing on November 1, 2023. The motion passed unanimously.

6. NON-PUBLIC HEARING ITEMS

23-001550 Cottage Housing draft language

Mr. Kosar reviewed the draft zoning code language.
Cottage housing would provide maximum density per lot, while limiting building size, among other standards.

A motion was made by Member Ramona Leber, seconded by Member Joanna Lee, to schedule the cottage housing draft code language for a public hearing on November 1, 2023. The motion passed unanimously.

23-001551 Shared Access Agreement language

Mr. Kosar reviewed the staff report, noting the added footnote to the code language.
Member Ramona Leber noted some confusing language in 19.XX.050 #2 with the number of lots and the 150' length. Member Craig Collins favored keeping the language "all weather driving surface" consistent throughout.
Staff is directed to break the language into a diagram or table and bring the item back to the Planning Commission before scheduling a public hearing.

7. OTHER BUSINESS

None at this time.

8. PLANNER'S REPORT

** Sunrise Village - submitted for public comment*

** Kelso's Blue Thistle Villa - submitted for public comment*

**Divert at the Mint Farm update*

Public Works

** RFPs out for Columbia Heights road, waterline at Mt. Solo*

** Working on grant applications*

** Downtown signal upgrades*

** Washington Way repaving out for bid; includes signal/pedestrian upgrades, signal removal at 20th/Washington Way*

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for November 1, 2023 at 7 p.m.

With no further business to discuss, Chairman Collins adjourned the meeting at 8:30 p.m.

Lisa Vertrees, Recorder