



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, November 1,
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 Trey Davis, Member Jeff Rauth, Member Ramona Leber, Member Joanna Lee, Member Kalei LaFave,

Excused: Member Stacy Dalgarno

Staff Present: Mac Kosar, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

23-001655 PC minutes of October 4, 2023

A motion was made by Member Kalei LaFave, seconded by Member Ramona Leber, to approve the regular meeting minutes of October 4, 2023. The motion passed unanimously.

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

None at this time.

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

Read into the record.

5. **PUBLIC HEARINGS**

23-001654 Cottage Housing Ordinance

Mr. Kosar read the staff report.

Chairman Collins suggested a graphic or handout for developers. Mr. Kosar clarified the parking

requirement, noting a PUD does allow a more unique parking design. Member Ramona Leber and Chairman Collins suggested editing the the entry way section, setting a minimum of 40 square feet, and adding "or as otherwise approved" to the language.
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 Kalei LaFave, to recommend City Council approve the Municipal Code with revision to the language as discussed. The motion passed unanimously.

23-001656 Shared Driveways Ordinance

23-001657 Mt. Solo Place Phase 5 Final Plat - PULLED

This item is deferred pending City Engineer approval.

6. NON-PUBLIC HEARING ITEMS

Shared Driveways

Mr. Kosar reviewed the staff report.

A table showing roadway standards has been added, including visuals to the table requirements.

A motion was made by Member Ramona Leber, seconded by Member Jeff Rauth, to schedule this matter for a public hearing at the December 6, 2023 regular Planning Commission meeting. The motion passed unanimously.

7. OTHER BUSINESS

A notice of intent has been received for annexation of approximately 34 acres in the 44th/46th area. The Comprehensive Plan appropriately designates the zoning except for two parcels.

Mr. Kosar suggested zoning the two parcels as R4 Multifamily. The other parcels are correctly zoned as TNR. The Planning Commission agrees with the proposal. Mr. Kosar will take that recommendation to Council.

8. PLANNER'S REPORT

23-001653 Sunrise Village

Blue Thistle Villa

Catlin & Main

Divert

250 Industrial Way Graymont-Ecology Voluntary Site Remediation

All recommendations sent to Council were approved.

** 636 California Way - frequent Code Enforcement visits, but progress.*

** Sunrise Village - through the first half of the review process. Will need to be reviewed by the Seattle Housing Authority due to the Housing Vouchers.*

** Blue Thistle Villa - moving on to the the second half of the submittal process*

** Catlin and Main - environmental review*

** Divert - huge project but moving along*

** 250 Industrial Way - submittals received, SEPA*

** Industrial Way Corridor Expansion - expanding rail corridor to the Port*

** 33rd Ave - single-family home preliminary plat review*

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for December 6, 2023.

With no further business to discuss, Chairman Collins adjourned the meeting at 7:45 p.m.

Lisa Vertrees, Recorder

