



# City of Longview

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

## Minutes

### Agenda

### Planning Commission

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Wednesday, December 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 Jeff Rauth, Member Ramona Leber, Member Joanna Lee

**Absent:** Member Stacy Dalgarno, Member Trey Davis

**Resigned:** Member Kalei LaFave

**Staff Present:** Sam Barham, City Engineer; Mac Kosar, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

**23-001783 PC Minutes of November 1, 2023**

*A motion was made by Member Ramona Leber, seconded by Member Jeff Rauth, to approve the regular meeting minutes of November 1, 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**

**23-001730 PC 2023-4 AFFORDABLE HOUSING STRATEGIES - SHARED DRIVEWAYS ORDINANCE  
XXXX**

**RECOMMENDED ACTION: MOTION TO APPROVE THE ORDINANCE LANGUAGE AND  
RECOMMEND APPROVAL OF THE ORDINANCE TO LONGVIEW CITY COUNCIL.**

*Mr. Kosar reviewed the staff report.*

*Table 19 was handed out as an addition to the agenda packet.*

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

*It was suggested to change the "yes" in the Over 150' column/Fire lane signage required, to an asterisk.*

*Mr. Barham suggested assigning addresses at the main road. Mr. Kosar explained Community Development works closely with the Fire Marshal on assigning addresses.*

*A motion was made by Member Ramona Leber, seconded by Member Joanna Lee, to approve the language on shared driveways, with aforementioned edit, and recommend approval to City Council. The motion passed unanimously.*

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

### **23-001732 PC 2023-14 5024 OCEAN BEACH HWY COMPREHENSIVE ZONING MAP AMENDMENT & FUTURE ANNEXATION RECOMMENDED ACTION: HOLD A PUBLIC HEARING JANUARY 3RD, 2024, FOR CONSIDERATION OF THE ITEM**

*Mr. Kosar briefly reviewed the item and requested to set a public hearing.*

*A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to hold a public hearing January 3, 2024 for consideration of 5024 Ocean Beach Hwy Comprehensive Zoning map amendment and future annexation. The motion passed unanimously.*

### **23-001751 PC 2023-17 4240 OCEAN BEACH HWY COMPREHENSIVE PLAN MAP AMENDMENT - REZONE RECOMMENDED ACTION: HOLD A PUBLIC HEARING JANUARY 3RD, 2024, FOR CONSIDERATION OF THE ITEM**

*Mr. Kosar briefly reviewed the item and requested to set a public hearing.*

*A motion was made by Member Ramona Leber, seconded by Member Jeff Rauth, to hold a public hearing January 3, 2024 for consideration of 4240 Ocean Beach Hwy Comprehensive Plan map rezone amendment. The motion passed unanimously.*

## **7. OTHER BUSINESS**

*None at this time.*

## **8. PLANNER'S REPORT**

### **23-001733**

- **Divert Integrated Food Waste Facility Civil Plan Review Near Complete**
- **Kelso Blue Thistle Vila Affordable Housing Project Environmental Review Completed by City of Longview**
- **Sunrise Village Affordable Housing Project Environmental Review Completed by City of Longview**
- **Mt. Solo Place phase 3B & 4 final plats recorded**
- **Ordinances for 636 California Way code amendment and 5824 Ocean Beach Hwy Rezone were approved by the City Council.**

- Received revised submittals for a 17 lot single family subdivision off 33rd Ave

9. **ADJOURNMENT**

*The next regular Planning Commission meeting is scheduled for January 3, 2024.*

*With no further business to discuss, Chairman Collins adjourned the meeting at 7:21 pm.*

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*Lisa Vertrees, Recorder*