



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, January 3, 2024

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 Alison Moss

Absent:

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

2. **APPROVAL OF MINUTES**

23-001861 PC Minutes of December 6, 2023

A motion was made by Member Joanna Lee, seconded by Member Ramona Leber, to approve the minutes of the December 6, 2024 regular Planning Commission meeting. The motion passed by majority. Member Alison Moss abstained.

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

None at this time.

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

Read in to record.

5. **PUBLIC HEARINGS**

23-001863 PC 2023-14 5024 Ocean Beach Hwy Rezone

Recommended Action: Motion to approve staff's recommendation and forward a recommendation of approval to city council

Member Trey Davis recused from this item.

Mr. Kosar reviewed the staff report.

Planning Commission members discussed lot size, number of units per lot, and the vacancy rate data, and the number of mobile home parks recently.

Chairman Collins opened the public hearing.

The following citizens spoke:

Carter M. - applicant

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

A motion was made by Member Ramona Leber, seconded by Member Jeff Rauth, to approve staff's recommendation and forward a recommendation of approval to City Council for the proposed Comprehensive Land Use Map and Zoning Map amendments concurrently with review of the annexation. The motion passed unanimously.

23-001864 PC 2023-17 Totem-Ocean Beach Hwy Rezone

Recommended Action: Motion to approve staff's recommendation and forward a recommendation of approval to city council

Mr. Kosar reviewed the staff report.

Chairman Collins opened the public hearing.

The following citizens spoke:

E. Carmen Mihai-Lazar, applicant

Hearing no other speakers, Chairman Collins closed the public hearing.

A motion was made by Member Ramona Leber, seconded by Member Alison Moss, to approve staff recommendations and 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.

6. NON-PUBLIC HEARING ITEMS**23-001862 Pc 2023-8 1145 33rd ave preliminary plat application**

Recommended Action: hold a public hearing february 7th for consideration of approval and recommendation to city council

Deferred

7. OTHER BUSINESS

Chairman Collins mentioned the annual Chair/Vice Chair nominations or changes. The Planning Commission made no changes, retaining Mr. Collins as Chairman.

Member Alison Moss asked if there is a log of inconsistencies between the zoning map and the comprehensive plan. Member Ramona Leber asked if the City could contract with someone for updated housing inventory/vacancy rate data. Mr. Kosar said the Planning Commission can send a recommendation/request to the City Council. The Planning Commission unanimously agreed with that.

8. PLANNER'S REPORT

** Cottage housing was approved by City Council*

** Shared driveway ordinance goes before Council January 11, 2024*

** Sunrise Village - approved*

** Environmental review complete for Kelso at Catlin and Main. Can now request funding*

- * *Fill and Grade permit for 150 acres on Weyerhauser lot at the Mint Farm*
- * *Divert is moving along*

Public Works

- * *Fishers Lane demo complete*
- * *Traffic safety project*
- * *Washington Way project awarded*
- * *Wrapping up two pump station projects*
- * *Update on 46th Avenue project*

9. ADJOURNMENT

The next regular Planning Commission is scheduled for February 7, 2024.

With no further business to discuss, Chairman Collins adjourned the meeting at 7:36 p.m.

Lisa Vertrees, Recorder