



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, September 4,
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 Amy Norquist, Member Alison Moss

Absent:

Staff Present: Ken Hash, Interim Community Development Director; Nick Little, Community Development Director; Irene Rutikanga, Planner; Sam Barham, City Engineer; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

A motion was made by Member Ramona Leber, seconded by Member Amy Norquist, to approve the Minutes of May 1, 2024. The motion carried unanimously.

24-00686 Minutes of May 1, 2024

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

None at this time.

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

Waived

5. **PUBLIC HEARINGS**

None at this time.

6. **NON-PUBLIC HEARING ITEMS**

24-00687 Interim Zoning Regulation

- **Recommended Action: Hold a public hearing September 25, 2024 to consider zoning changes.**

Mr. Hash reviewed the staff report.

According to Mr. Hash, the effective date of the new ordinance from City Council, with a 60-day window, ends on September 30, 2024. Therefore, the Planning Commission needs to set a public hearing prior to that date to consider a moratorium, recommend zone changes, etc.

Member Ramona Leber is concerned with the ability to get more information in a tight timeline, and the parking code.

Developers are waiting for a decision.

A motion was made by Member Ramona Leber, seconded by Member Amy Norquist, to set a public hearing on the topic of the interim zoning regulation for Wednesday, September 25, 2024 at 7 p.m. The motion passed unanimously.

24-00688 101 Fishers Lane Rezone Discussion

- **Recommended Action: None required. Staff to bring research, findings and lead a discussion of possible zoning changes for 101 Fishers Lane, parcel numbers 10397, 10401, and 10613.**

Mr. Hash reviewed the staff report.

Staff is looking for direction in order to bring back relevant information to the Planning Commission. All current community forum suggestions fall within current zoning.

Member Alison Moss would like a discussion on traffic, and mentioned a new zone or modification of the GC zone.

Member Trey Davis suggested commercial uses are in decline.

Member Amy Norquist would consider public access and enjoyment of the Cowlitz River.

Citizen Mike Wallin asked the Planning Commission to consider the Riverfront zone.

Discussion also included deed restrictions, a single zone, limiting the number of commercial uses, design standards.

24-00689 2262 46th Avenue Zoning Change

- **Recommended Action: Hold a public hearing October 2, 2024 to consider zoning changes.**

Mr. Hash reviewed the staff report.

A motion was made by Member Ramona Leber, seconded by Member Alison Moss, to set a public hearing for October 2, 2024 to consider the 2262 46th Ave rezone from R1 to R2.

The motion passed unanimously.

24-00690 The Vale at Overlook

Consider a request for a 2-year extension of the preliminary plat approval.

- **Recommended Action: Review the extension request. If approved by the Planning Commission, then forward to City Council for consideration at its September 12, 2024 meeting.**

Mr. Hash reviewed the staff report.

The Vale at Overlook 5-year plat is expiring. There has been zero construction to date. A 2-year extension is being requested.

A motion was made by Member Alison Moss, seconded by Member Jeff Rauth, to recommend approval of a 2-year extension of preliminary plat for the Vale at Overlook, Phases I and II to City Council, stipulating construction plans need to be approved and a Public Improvement Permit obtained by December 31, 2024.

The motion passed unanimously.

7. OTHER BUSINESS

Brief review of past topics including cryptocurrency mining and data centers, Comprehensive Plan update, etc. New staff will be looking into that.

Introductions from Nick Little, the new Community Development Director and Irene Rutikanga, the new Planner.

8. PLANNER'S REPORT

PW: Busy on the streets with bike lanes, etc.

9. ADJOURNMENT

The upcoming Special Planning Commission meeting is scheduled for September 25, 2024 at 7 p.m. The next regular Planning Commission meeting is October 2, 2024.

With no further business to discuss, Chairman Collins adjourned the meeting at 8:07 p.m.

Lisa Vertrees, Recorder