



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, September 25,
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**

Vice-Chair Leber called the meeting to order at 7:00 p.m.

Present: Member Jeff Rauth, Member Ramona Leber, Member Joanna Lee, Member Alison Moss

Absent: Chairman Collins, Member Trey Davis, Member Amy Norquist

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

2. **APPROVAL OF MINUTES**

24-00918 Approval to be at the next regular meeting.

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**

24-00919 Workshop discussing Ordinance 3541 Interim Zoning Regulations for the Highlands Area

Mr. Little provided a PowerPoint presentation for the workshop.

The areas in the Highlands zoned R4 are the areas under the interim zoning regulations.

Findings resulting in the interim regulations are based on reported impacts from the additional density of multi-family housing 4-plexes. City Council enacted the interim zoning regulations as a stop-gap to halt further multi-family housing projects, instructing the Planning Commission to work on the issue.

Vice-Chair Leber invited public comment. The following citizens spoke:

Robert Tracy - developer

Mr. Tracy built 4 of the multi-family units. He referenced current boarded-up single family dwellings and the cost-effectiveness of rebuilding single family vs. multi-family units. He feels there have been no issues, including potential parking issues. He would like to continue to build multi-family units as the city needs housing.

Desiree - tenant

Feels the 4-plexes benefit the community.

Elizabeth Solomon - tenant

She moved from Portland and felt the area was being revitalized. Parking is no worse than anywhere else.

Sarah Lane - tenant

After being denied for other housing, Donnie got her in a unit in about a week. It's a community, her kids have friends.

Trent Cassidy - tenant

A letter of referral from previous landlord allowed Donnie to get his family in a unit quickly. No parking issues.

Sahara Cassidy - tenant

Feels this is a good time to learn from any mistakes. Maybe just 2 units to allow more parking/yard space. A little more screening of potential tenants - it's a lot of people in one space. Maybe more space between units. 20th Ave. is parking on only one side.

Bob Brunell - developer

Has a 4-plex on 15th Ave. Has plans for a 4-plex on 23rd. Only so many lots available in the Highlands. Cost effectiveness.

Donnie - owner/developer

Previously discussed infrastructure with Ken Hash. Feels it makes sense to reinstate the R4 zoning code. Sees no parking issues. Questioned timeline of interim regulations going in to effect and the current situation continuing into November and possibly longer.

Ralph Alexander - tenant

Without Donnie we'd have nothing. Let them keep building.

No other speakers came forward.

The Planning Commission continued discussion.

Mr. Barham mentioned the infrastructure is sufficient and a parking study was done in that area recently.

The Planning Commission requested a copy of the study.

Items discussed:

**Parking code*

**Fact finding*

**Making 20th Ave a one-way street to allow parking on both sides*

**Fire/Police input*

**Abandoned vehicles*

**Enforcement*

**Public safety concerns*

The Planning Commission explained no multi-family construction can take place during the interim regulations.

7. **OTHER BUSINESS**

None at this time.

8. **PLANNER'S REPORT**

Deferred to next regular meeting.

9. **ADJOURNMENT**

The next regular Planning Commission meeting is scheduled for Wednesday, October 2, 2024 7 p.m.

With no further business to discuss, Vice-Chair Leber adjourned the meeting at 8:23 p.m.

Lisa Vertrees, Recorder