



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, November 6,
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 Amy Norquist arrived late, after the approval of meeting minutes.

Excused: Member Alison Moss

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

2. **APPROVAL OF MINUTES**

24-00974 PC Minutes of September 4, 2024

A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to approve the minutes of September 4, 2024. The motion passed unanimously by the members present.

24-00975 PC Minutes of September 25, 2024

A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to approve the minutes of September 25, 2024. The motion passed unanimously by the members present.

24-00976 PC Minutes of October 2, 2024

A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to approve the minutes of October 2, 2024. The motion passed unanimously by the members present.

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None at this time.

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

The Declaration was read.

5. PUBLIC HEARINGS**24-001008 PC 2024-3 2262 46th Ave. Rezone**

*Mr. Rutikanga reviewed the staff report.
He also gave a Power Point presentation.*

*Chairman Collins opened the public hearing. The following citizens spoke:
Tom Kell - neighbor of subject property
Mike Wallin - owner of subject property*

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

A motion was made by Member Trey Davis, seconded by Member Ramona Leber to approve the Wallin 401K Solo Trust Comprehensive plan and Zoning amendment, case No. PC 2024-3, based on the findings and conclusion made as part of the staff report. The motion passed unanimously.

6. NON-PUBLIC HEARING ITEMS**24-001009 Highlands Interim Zoning Regulations**

*Mr. Little gave an on-screen presentation.
Key issues are: Parking, increased density, 2018 code changes, crime.
Five options were presented:
Option 1: Keep the Interim Regulation
Option 2: Roll back the Interim Regulation
Option 3: Revert to R-4 zoning
Option 4: Realignment of all residential zoning districts
Option 5: Targeted Approach*

*The following citizens commented:
Robert Tracy - Developer
Shannon Gilman - HNA President
Gentleman - Co-captain of the blockwatch
Nelson Hooper - resident
Clint Hash - Co-captain of the blockwatch*

The Planning Commission would like more data and facts. They feel another workshop next month is appropriate.

24-001010 Fishers Lane Workshop

*Mr. Little gave a presentation, highlighting the community roundtable discussion points, desired uses, zoning options, and shoreline jurisdiction.
Staff recommendations:
Neighborhood Commercial, R-2, R-3 or R-4 as possible zoning districts
No deed restrictions
No specific designations or zone for just a single parcel*

*Next steps:
Develop proposal based on feedback
SEPA, potential SMP and Comprehensive Plan updates
Public hearing with Planning Commission
Public hearing with City Council*

7. OTHER BUSINESS

A motion was made by Member Ramona Leber, seconded by Member Jeff Rauth, to schedule two public hearings at the next regular Planning Commission meeting on December 4, 2024, to approve the draft ordinance for Cryptocurrency mining and to approve the standards and definitions for data centers.

The motion passed unanimously.

8. PLANNER'S REPORT

The final plat for the Mt. Solo development is still being reviewed.

The Community Development department is working on revising their permitting and review processes.

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for December 4, 2024 at 7 p.m.

With no further business to discuss, Chairman Collins adjourned the meeting at 9:30 p.m.

Lisa Vertrees, Recorder