



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, January 8, 2025

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 Jeff Rauth, Member Ramona Leber, Member Jerry Stinger, Member Randy Knox, Member Alison Moss

Excused: Member Trey Davis

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

2. **APPROVAL OF MINUTES**

25-001201 PC Minutes of December 4, 2024

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

3. **AUDIENCE PARTICIPATION OF 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**

25-001233 Mt. Solo Phase 6 Final Plat

*Mr. Little presented the staff report.
There were no questions from Commission members.*

*A motion was made by Member Ramona Leber, seconded by Member Randy Knox, to approve the final plat of Phase 6 of the Mt. Solo Place subdivision.
The motion passed unanimously.*

25-001234 Workshop - Interim Zoning Regulations in the Highlands

Mr. Little provided a PowerPoint presentation.

The proposed "overlay zone" can allow for more specific regulations, and could be used in other areas of the City, if necessary.

This proposed "Multi-Unit zone" overlay would allow:

- * Highlands would remain R-1 (the current underlying zone)*
- * Duplexes would be allowed outright*
- * Tri/4 plexes would be a Special Land Use*
- * Multi-family, apartments, etc. would not be allowed*
- * Development standards modifications*
- * No setback or building height requirement changes*

Timeline: Draft language brought to the February Planning Commission meeting; legal review; SEPA determination; Public Hearing/Adoption.

Member Randy Knox discussed potential parking and parking enforcement and alley upgrades. Mr. Little explained requiring major alley upgrades may be cost prohibitive to development, but can consider re-grading, making alleys safe and passable. Parking requirements could be modified in the overlay zone.

7. OTHER BUSINESS

None at this time.

8. PLANNER'S REPORT

25-001235 Update - Fishers Lane property

Mr. Little provided an update for the Fishers Lane property rezone. He is consulting with the Dept. of Ecology regarding the Shorelines Management Plan.

Public Works:

- * Abandon line to levee: Army Corps permit obtained, finalize contract plans and go out to bid*

Community Development:

- * Pre-app PUD subdivision; 75 sq.-ft. lots with 0 lot lines*
- * Preliminary review - subdivision project off Mt. Solo.*
- * Pre-app 46 unit cottage town home off 33rd*
- * Potential cottage housing development 38th and Pennsylvania*
- * Conditional construction approval for the Vale at Overlook*
- * Demo of 361 Ocean Beach Hwy in review*
- * Fee schedules resolutions drafted for the Jan. 23rd Council meeting*
- * Will provide legislative update to Council Jan. 23rd*

9. **ADJOURNMENT**

The next regular Planning Commission meeting is scheduled for Feb. 5, 2025 at 7 p.m.

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

Lisa Vertrees, Recorder