



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, March 5, 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 Trey Davis, Member Jeff Rauth, Member Ramona Leber, Member Jerry Stinger, Member Randy Knox

Excused: Member Alison Moss

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

One agenda change to note: The Legislative Agenda update moved to just after the public hearing.

2. **APPROVAL OF MINUTES**

25-00173 PC Minutes of January 8, 2025

A correction to the January 8, 2025 minutes was noted by Member Alison Moss.

A motion was made by Member Randy Knox, seconded by Member Ramona Leber, to approve the minutes as amended. The motion carried unanimously.

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

Comments from Member Alison Moss were submitted to the record.

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

Read into record.

5. **PUBLIC HEARINGS**

25-00203 PC 2025-1 3009 Columbia Heights rezone

Mr. Rutikanga gave the staff report.

A rezone as requested from Neighborhood Commercial to R-1 will enable future development of single family housing and will result in consistency with adjacent properties and neighborhood.

Chairman Collins opened the public hearing.

The following citizens spoke:

Darren Crookshanks - applicant

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

A motion was made by Member Trey Davis, seconded by Member Jerry Stinger, to approve the Comprehensive Plan and Zoning amendment, PC 2025-1, based on the findings and conclusions in the staff report. The motion passed unanimously.

Planning Commission questioned why other lots in the area were not addressed. No applications were received on other lots, or they were not large enough.

25-00206 Legislative Agenda - Updates from Council

Presentation from Mr. Little.

He discussed goals such as Housekeeping (minor updates), Major updates and Ongoing Activities for the Community Development Department.

Member Ramona Leber asked about updating the comprehensive plan before 2026. Mr. Little explained the current update is much more limited and involves a grant with benchmarks.

Member Ramona Leber also questioned the process of City Council holding their own public hearings instead of voting on the Planning Commission recommendations. She is concerned with the time taken.

6. NON-PUBLIC HEARING ITEMS**25-00204 Highlands Interim Regulation Workshop
Multi-unit Overlay Zone**

Presentation by Mr. Little.

Steps:

- *Review the proposed zone*
- *Elicit comments*
- *Update proposed code language*
- *Public Hearing*

The multi-unit overlay zone (MUZO) has an underlying zone of R-1. Base standards will follow the R-1 zoning.

This allows single-family dwellings and duplexes. Tri- and Four-plexes fall under special land use review. Multi-family, apartments, boarding houses, etc. are not allowed. Parking, impervious surface, CPTED design and partial alley upgrades were discussed.

LMC 19.25 is the proposed code language.

A motion was made by Member Randy Knox, seconded by Member Ramona Leber, to set a public hearing on this matter for the April 2, 2025 regular Planning Commission meeting. The motion passed unanimously.

25-00205 Short Subdivision Update (Workshop)

Presentation by Mr. Little.

Goals

- *Streamline smaller projects*
- *Address gap projects of 5-9 lots*
- *Infill*
- *Shovel-ready*

Expand scope

Clarify Requirements

Consistency across the LMC

A motion was made by Member Ramona Leber, seconded by Member Trey Davis, to set a public hearing on this matter for the April 2, 2025 regular Planning Commission meeting. The motion passed unanimously.

7. OTHER BUSINESS

Member Ramona Leber wanted to bring House Bill 5206 to the attention of the Planning Commission. It involves cannabis advertising/signage. We may want to look at our sign code if the bill passes.

8. PLANNER'S REPORT

Application - 18 lot subdivision Sires Lane

Application - PUD subdivision Mt. Solo Rd

Pre-app - 32 unit cottage housing Ocean Beach Hwy

Pre-app - Short plats

Pre-app - 48 unit apartments Ocean Beach Hwy

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for April 2, 2025.

With no further business to discuss, Chairman Collings adjourned the meeting at 8:21 p.m.

Lisa Vertrees, Recorder