



# City of Longview

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

## Minutes

### Agenda

### Planning Commission

Wednesday, April 2, 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**

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

**Present:** Member Trey Davis, Member Jeff Rauth, Member Ramona Leber, Member Randy Knox, Member Jerry Stinger, Member Alison Moss

**Excused:** Chairman Craig Collins

**Staff Present:** Nick Little, Community Development Director; Irene Rutikanga, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

**25-00322 PC Minutes of March 5, 2025**

*A motion was made by Member Trey Davis, seconded by Member Jeff Rauth, to approve the minutes of March 5, 2025. The motion passed unanimously.*

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

*None at this time.*

4. **PUBLIC HEARINGS**

**25-00323 LMC Chapter 19.25 Multi-Unit Overlay Zone**

*Mr. Little reviewed the presentation. He provided updated zoning maps to the Commission members. The overlay zone can address a variety of issues and allow use modifications.*

*Vice-Chair Leber opened the public hearing.*

Hearing no speakers, Vice-Chair Leber closed the public hearing.

Vice-Chair Leber and Member Alison Moss suggested changing the wording in one line of the alley maintenance section to read: "If required, alley maintenance or upgrades shall extend ~~from~~ across the frontage of the proposed parking spaces to the nearest public right-of-way, as determined by the City Engineer".

A motion was made by Member Alison Moss, seconded by Member Trey Davis to recommend approval of the new Chapter 19.25 to the Longview Municipal Code, with the amendment under alley maintenance. The motion passed unanimously.

A motion was made by Member Trey Davis, seconded by Member Jerry Stinger to recommend approval of the amendment to the Comprehensive Plan map for portion of the Highlands Neighborhood to change from high density residential to medium density residential. The motion passed unanimously.

A motion was made by Member Trey Davis, seconded by Member Randy Knox to recommend approval of the amendment to the Zoning map for portions of the Highlands Neighborhood to be designated R-1 with the MUZO over said areas. The motion passed unanimously.

#### **25-00324 LMC Chapter 19.67 Short Subdivision and LMC Chapter 19.80 Subdivision Ordinance Updates**

Mr. Little presented the staff report.

The scope of changes includes:

- Raising the maximum number of lots from 4 to 9
- Clarify requirements/timing
- Shared driveways
- Signature block for CED Director
- Update terminology
- Consistency across LMC

Vice-Chair Leber opened the public hearing.

Hearing no speakers, Vice-Chair Leber closed the public hearing.

A motion was made by Member Alison Moss, seconded by Member Jeff Rauth, to recommend approval to City Council of the proposed amendments to LMC 19.67 and LMC 19.80. The motion passed unanimously.

### **5. NON-PUBLIC HEARING ITEMS**

#### **25-00325 4511 Ocean Beach Hwy annexation comprehensive plan amendment**

Mr. Rutikanga gave the workshop presentation.

The proposed annexation area is seeking a Comprehensive Plan amendment to High Density Residential from Community Commercial.

It takes 10% of the property owners to initiate the annexation process, with 60% of the total land valuation of the area to approve it. One street-facing parcel is not included in the annexation by choice.

A motion was made by Member Alison Moss, seconded by Member Trey Davis to set a public hearing on the 4511 Ocean Beach Hwy comprehensive plan amendment for the regular Planning Commission meeting scheduled for May 7, 2025. The motion passed unanimously.

**Due to a Daily News error, Planning Commission needs to reset the public hearing for the**

**previously approved 3009 Columbia Heights rezone.**

*A motion was made by Member Trey Davis, seconded by Member Jerry Stinger to set a public hearing for PC 2025-1 3009 Columbia Heights rezone for the regular Planning Commission meeting scheduled for May 7, 2025. The motion passed unanimously.*

**6. PLANNER'S REPORT**

*\* 3505 Oak St - proposed 72 unit mobile home park*

*\* Master Fee schedule amendments may have to go to public hearing with City Council again due to the Daily News error.*

*\* JH Kelly working on permitting for their 3rd Avenue expansion*

*\* Overlook - wanting to proceed in phases and are amending the plans to show that. Moving forward.*

**7. OTHER BUSINESS**

*Vice-Chair Leber provided an update on HB5206.*

**8. ADJOURNMENT**

*The next regular Planning Commission meeting is scheduled for May 7, 2025.*

*With no further business to discuss, Vice-Chair Leber adjourned the meeting at 8:17 p.m.*

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*Lisa Vertrees, Recorder*