



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, May 7, 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 Alison Moss

Absent: Member Randy Knox

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

2. **APPROVAL OF MINUTES**

25-00423 Planning Commission meeting minutes of April 2, 2025

A motion was made by Member Ramona Leber, seconded by Member Alison Moss, to approve the meeting minutes of April 2, 2025.

The motion passed unanimously.

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

None at this time.

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

Read in to record.

5. **PUBLIC HEARINGS**

25-00424 PC 2025-1 3009 Columbia Heights Rezone

This item was previously heard at the March 5, 2025 regular Planning Commission meeting. The publisher of the legal notice had technical issues, so the item is being re-heard.

Mr. Rutikanga gave a brief review of the staff report.

Chairman Collins opened the public hearing.

Hearing no speakers, Chairman Collins closed the public hearing.

A motion was made by Member Ramona Leber, seconded by Member Jerry Stinger, to recommend approval of the Darren Crookshanks Comprehensive Plan and Zoning amendment, Case # PX 2025-1, based on findings and conclusions contained in the staff report. The motion carried unanimously.

25-00425 4511 Ocean Beach Hwy Comp Plan Admendment and Zoning Designation

Mr. Rutikanaga gave the staff report.

Member Jerry Stinger asked about the transfer of fire safety responsibilities. Member Ramona Leber wondered how many property owners are involved.

Chairman Collins opened the public hearing.

Hearing no speakers, Chairman Collins closed the public hearing.

A motion was made by Member Trey Davis, seconded by Member Alison Moss to recommend approval of the comprehensive plan map amendment changing parcels 03128 and 03130 from Community Commercial to High Density Residential, subject to the analysis and findings in the staff report dated April 30, 2025.

A motion was made by Member Trey Davis, seconded by Member Alison Moss to recommend the assignment of the zoning designation R-4, High Density Residential to parcels 03128, 03130, 03132001, 03132002, 03133; and the assignment of the zoning designation Traditional Neighborhood Residential to parcels 03135, 03136, 031360330, 031360200, 03136011; subject to the analysis and findings in the staff report dated April 30th, 2025.

The motions both carried unanimously.

6. NON-PUBLIC HEARING ITEMS

None at this time.

7. OTHER BUSINESS

None at this time.

8. PLANNER'S REPORT

** 46th/48th Ave - application for a PUD subdivision*

** 54 lot subdivision in review process*

** 18 lot subdivision off Sires Lane has been applied for*

Legislative update:

** Revisions to the Board of Adjustment - housekeeping*

** Public hearing on June 12th at City Council for the MUZO and Short Subdivision items*

** Reviewing Solid Waste rates - first touch will be at the May 8th Council meeting*

- A House Bill is mandating curbside recycling and curbside composting by 2030.

** House Bill 5184 could impact how we regulate parking. It specifies a half space for multi-family units, one space for single family dwellings. It will impact Longview significantly and needs to be implemented by 2029.*

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for June 4, 2025 at 7 p.m.

With no further business to discuss, Chairman Collins adjourned the meeting at 7:47 p.m.

Lisa Vertrees, Recorder