



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, June 4, 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 Randy Knox, Member Jerry Stinger, 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**

25-00521 Planning Commission minutes of May 7, 2025

A motion was made by Member Jeff Rauth, seconded by Member Jerry Stinger, to approve the minutes of the May 7, 2025 regular Planning Commission meeting. The motion passed unanimously.

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

Correspondence received was added to the record and distributed to the Planning Commission members.

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

Read in to the record.

5. **PUBLIC HEARINGS**

25-00522 PC 2025-2 3505 and 3503 Oak Street Binding Site Plan

Staff report and PowerPoint presentation presented by Mr. Rutikanga.

Two variances have been requested - one for the ingress and egress; one for reduced frontage on 14 of

the lots.

Staff recommends approval of the variances; and approval of the binding site plan.

Discussion from Planning Commission members included:

- Lot width - shared driveways
- Frontage variance - shared driveways
- CDID ditches are not critical areas
- Notices to homeowners were sent out
- ~~Walking safety~~ Safe walking conditions for students to walk to school or to school bus stops
- Fire sprinklers instead of on-street parking
- Emergency vehicle access/turn arounds
- Park rules/enforcement
- Utility maintenance
- CDID access surface

Chairman Collins opened the public hearing. The following citizens spoke:

James Kessi - applicant. He discussed:

- Gravel access road
- Private street that is Fire Marshal approved
- Utilities meet City requirements
- Widening Oak St.

Julia VanSteenburg - Oak St. resident

- 22' easement (on plans) would go through her house
- Noted the property taxes are delinquent on the proposed site, along with the applicant not having possession of the property

Olivia Burella - Oak St. resident

- Noted the traffic issue and the condition of Oak St.

Richard Burella - Oak St. resident

- Kids use Pine St. to walk to school
- Traffic concern - Oak St. is not safe
- Road conditions
- Noted that at least one of the houses is historical - under the 1934 Homestead Act/Eleanor Roosevelt
- Soil stability of proposed site

Rayann Swanson - Oak St. resident

- Road safety - disagrees with the Traffic Study.
- No crosswalk on Oak St. to go to the park at 34th and Oak
- Variances appear detrimental to public welfare; noted wheelchair ramps
- Impact on existing utilities

Monty Fulbright - Champ Pl. resident

- Access road, but fenced?

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

A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to recommend approval of the Mint Valley Manufactured Mobile Home Park Type B Preliminary Binding Site Plan for the development of 72 manufactured home lots on approximately 10.38 acres located at 3505 Oak Street, subject to the findings and conclusions in the staff report; and to approve the requested variances to lot width and right-of-way width, also subject to findings and conclusions in the staff report.

The motion failed 5 to 1.

Discussion:

Member Alison Moss is concerned with safety. She also would like the CDID easement at the first speaker's property to be addressed. Mr. Little responded that the easement expansion would not affect that property.

Member Jerry Stinger is concerned with the infrastructure.

Member Randy Knox asked about the fence placement. Applicant Mr. Kessi replied the fence is within the easement, then the gravel access road. He also addressed walking safety as an off-site impact.

Member Ramona Leber felt there were many unanswered questions and noted it is historically difficult to improve streets.

25-00523 PC 2025-3 5431 Mt. Solo Rd. Planned Unit Development

Mr. Rutikanga presented the staff report and PowerPoint presentation.

Member Alison Moss mentioned safety of getting to bus stops. She said a state subdivision statute requires safety to bus stops and that needs to be in the findings for approval.

There are sidewalks on Mt. Solo Road already.

Chairman Collins opened the public hearing. The following people spoke:

Scott Taylor - SGA; applicant. He is willing to coordinate with the school district to confirm bus stops and safe walking conditions. He noted there is a second access for fire fights and the corners allow equipment to turn.

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

A motion was made by Member Alison Moss, seconded by Member Ramona Leber, to approve the Taylor Island Estates Planned Unit Development (PUD) Subdivision based on the findings and conclusions in the staff report and subject to the conditions attached to the report, with the added condition of coordinating with the school district for safety concerns.

The motion passed unanimously.

6. NON-PUBLIC HEARING ITEMS

Mr. Little provided a handout of upcoming bills that will impact the City.

The short subdivision and the MUZO will go to Council June 12th.

Planning Commission will be looking at:

- * the Shared Driveway ordinance
- * Mobile vendors and food trucks
- * Fishers Lane zoning map amendments

7. OTHER BUSINESS

None at this time.

8. PLANNER'S REPORT

There are subdivision projects currently in review.

- * The public hearing for Sires Lane will be at the July meeting
- * 46th/48th PUD is under review before coming to the Planning Commission.

Public Works

- * Wrapping up work on the 42nd Ave. pump station*
- * Cloney Park storm pipe replacement*
- * Fishers Lane pipe demo*
- * Tennant Way - replacing signal controllers*
- * Columbia Heights design work*

Chairman Collins mentioned timing of the lights on 15th Ave. needs review.

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for July 2, 2025, 7 p.m.

With no further business to discuss, Chairman Collins adjourned the meeting at 9:37 p.m.

Lisa Vertrees, Recorder