



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, July 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**

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

Excused: Member Alison Moss, 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**

25-00631 Minutes of the June 4, 2025 regular Planning Commission meeting

A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to approve the meeting minutes of June 6, 2025, with edits provided via email by Member Alison Moss. The motion passed unanimously.

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None at this time.

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

Read into the record.

5. **PUBLIC HEARINGS**

25-00630 PC 2025-4 Sires Lane Subdivision

Mr. Rutikanga presented the staff report and presentation.
Member Jerry Stinger mentioned road conditions. City Engineer Sam Barham said Sires Lane is part of the 20-year pavement plan, as funds become available. The current condition is mainly from deferred maintenance and the high water table.
There was discussion of the small CDID #1 conveyance ditch and the proposed bioretention facility that will empty into that ditch. Shared driveways are used to meet lot frontage that was taken away with the bioretention facility placement.

Chairman Collins opened the public hearing.
The following citizens spoke:
Jerry Baker - developer. Provided some history of the project.
Chris Aldrich - R & B Engineering - for the project. He noted CDID #1 has some improvement plans for their ditch.
Robert Ale - adjacent resident. Has concerns with noise, traffic, parking and water runoff.
Dina Marie Hale - adjacent resident. Clarification on lot size, fencing. Concerned about water runoff.
Karen Cooper - Resident. Traffic concerns.
Jerry Baker - addressed fencing concern, water mitigation. Also noted fire and police have a coded emergency access gate.
Chris Aldrich - addressed stormwater. Grading to drain to bioretention facility.
Amanda Morrison - Ohio St. resident. Water concern.
Hearing no further speakers, Chairman Collins closed the public hearing.

A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to approve the Sires Crossing Subdivision and the proposed variance allowing reduced lot frontage on Lot 1, based on the findings and conclusions and subject to the conditions from staff. The motion passed unanimously.

6. NON-PUBLIC HEARING ITEMS

None at this time.

7. OTHER BUSINESS

None at this time.

8. PLANNER'S REPORT

- * Taylor Island proposal going to Council July 8th
- * Sires Lane proposal will now go to Council July 8th
- * 75 lot PUD out 46th/48th Avenue is under review
- * Application for cottage housing off 33rd Ave.
- * Short plats, rezones

9. DIRECTOR'S REPORT

- * Code updates - shared driveways; mobile vendors needs to be updated; Fishers Lane
- * Legislation - Parking - may be able to take exemption; Longview does not have to do Unit Lot Subdivisions; HB1096 does apply to Longview - waiting for further guidance.
SB5509 - will require code updates for Child Care Centers.

Member Jeff Rauth voiced his concerns with the decisions from the last Planning Commission meeting regarding Oak St.
Mr. Little commented more education regarding Safe Routes to School would be a good thing.
Mr. Rutikanga is adding the Longview School District to the SEPA email list to include them in the process and get their input.

10. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for August 6, 2025, 7 p.m.

With no further business to discuss, Chairman Collins adjourned the meeting.

Lisa Vertrees, Recorder

