



Minutes

Agenda

Planning Commission

Wednesday, August 6, 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 Randy Knox, Member Jerry Stinger, Member Alison Moss

**Absent:**

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

2. **APPROVAL OF MINUTES**

**25-00708 PC minutes of July 2, 2025**

*A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to approve the regular meeting minutes of July 2, 2025. The motion passed unanimously.*

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

**25-00711 Rick Parrish and Hunter Maltais - Longview School District  
- Safe Route to School discussion**

*Rick Parrish and Hunter Maltais of the Longview School District gave a presentation of the District's student transportation program.*

*2800 kids walk, bike, drive or are dropped off to Longview schools. 3200 students ride the buses. There are 102 large bus daily routes and 132 small bus daily routes. The District has a 1-mile guideline for the walk-to-school zone. They work closely with the City and rely on applicants to provide information to Building and Planning during a building/subdivision application process.*

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

*Waived*

**5. PUBLIC HEARINGS****25-00709 Fishers Lane Zoning Comp Plan Amendment**

*Mr. Little presented the staff report and presentation. Two comments were received on the SEPA noting easements.*

*R4 zoning allow for many of the "preferred" uses noted at the community round table.*

*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 Alison Moss, to forward a recommendation to amend the City's official zoning map from Mixed Use Commercial/Industrial to R-4 Residential; and amend the City of Longview Comprehensive Plan Map from Public/Quasi-Public/Institutional to High Density Residential; for parcels 10397, 10401, and 10613, to City Council for final deliberation and decision.*

*The motion passed unanimously.*

**6. NON-PUBLIC HEARING ITEMS**

*None at this time.*

**7. OTHER BUSINESS**

*Member Ramona Leber reminded the Commission the cannabis retailer advertising bill goes in to effect January 2026. This may prompt a review of our current sign code.*

**8. PLANNER'S REPORT**

*Mr. Rutikanga provided a map/PowerPoint presentation showing projects currently in review, including:*

*\* 46th/48th Ave. 72 lot PUD is in the second comment period*

*\* 33rd Ave. 42 lots, attached mobile home cottages is in the early review stage*

*\* 2262 46th Ave. - in review for 9 lots mixed single family/duplexes*

**9. DIRECTOR'S REPORT**

*\* Proposed solid waste rate increase of 15% going to Council. The fund balance is dropping and rates are not keeping up.*

*\* Beginning to update the mobile vendor ordinance. Trying for one code that will address it all - pods, trucks, concessions, farmers' markets.*

*\* Reviewing shared driveway ordinance*

**10. ADJOURNMENT**

*The next regular Planning Commission meeting is scheduled for September 3, 2025, 7 p.m.*

*With no further business to discuss, Chairman Collins adjourned the meeting at 8:07 p.m.*

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*Lisa Vertrees, Recorder*