



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, October 1, 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

Absent: Member Randy Knox, Member Alison Moss

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

2. **APPROVAL OF MINUTES**

25-00899 PC Minutes of September 3, 2025

A motion was by Member Jeff Rauth, seconded by Member Ramona Leber, to approve the regular meeting minutes of September 3, 2025. The motion passed unanimously.

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

None at this time.

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

Waived

5. **PUBLIC HEARINGS**

None at this time.

6. **NON-PUBLIC HEARING ITEMS**

25-00900 Workshop - Proposed Amendments to LMC 19.77 – Shared Driveways

*Mr. Little presented the staff report and on-screen presentation.
 Themes include usability, clarity/consistency, public safety, accountability.
 The LMC will also clarify applicability, turnarounds, surface materials, construction standards access to structures and easement width.
 Additions to the LMC include width parameters, naming and address signage, additional definitions, maintenance agreement, overhead clearances.
 Chairman Craig Collins likes the revised table and feels any driveway with 4 or more dwellings should be named.
 Member Trey Davis agreed, then asked about the first 50' being paved, then gravel. Mr. Barham offered paving distance could be tied to the number of lots rather than the length of the driveway.
 Conclusions - Base things of 4 plus lots, eliminate the 5 plus column in the table, tie the surfacing requirement to the number of lots, add a standard cross section, compaction, WSDOT specs.
 Name/address signage will be the minimum standard of placement and size, owners choose name.*

A motion was made by Member Ramona Leber, seconded by Member Trey Davis, to set a public hearing for proposed amendments to LMC 19.77 - Shared Driveways for the regular meeting November 5, 2025. The motion passed unanimously.

25-00901 Comprehensive Plan Update - Timeline, road map

*Mr. Little gave the staff report and on-screen presentation.
 This is an update, not a re-write.
 Process overview:
 Create work program; staff is reviewing chapters; development of a public participation plan.
 The public participation plan can include Planning Commission regular meetings, community meeting(s), other outreach methods such as a project website, notification lists, postings.
 Staff will bring the Intro, Historic Preservation and the National Environment chapters to the November meeting.
 Member Ramona Leber noted the table in the housing section is really old. Mr. Little said that will be updated.*

25-00902 Critical Areas update

Brief report.

7. OTHER BUSINESS

None at this time.

8. PLANNER'S REPORT

- * 48th Ave proposed subdivison public hearing scheduled for the October 9th Council meeting*
- * Mint Valley mobile home park in review process*

Public Works

- * LCC has paid permit fees*
- * 15th water main relocation*
- * Mt. Solo waterline replacement project*
- * Roy MORse park updates*
- * Finished Cloney Park updates*
- * Upcoming signal upgrades - Tennant Way 15th*
- * Grant awarded to the golf course to replace valves*

9. DIRECTOR'S REPORT

- * Fishers Lane rezone completed. To Council October 9th to surplus the property*
- * HUD CAPER report at October 23rd Council meeting*

10. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for November 5, 2025, at 7 p.m.

With no further business to discuss, Chairman Collins adjourned the meeting at 8:03 p.m.

Lisa Vertrees, Recorder