



City of Longview

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

Agenda

Planning Commission

Wednesday, January 7, 2026

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.

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1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
26-001161 PC Minutes of December 3, 2025
3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**
4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**
5. **PUBLIC HEARINGS**
6. **NON-PUBLIC HEARING ITEMS**
26-001162 Comprehensive Plan Updates
Chapter 2 - Land Use
Chapter 3 - Housing
Chapter 4 - Economic Development
7. **OTHER BUSINESS**
8. **DIRECTOR'S REPORT**
9. **PLANNER'S REPORT**
10. **ADJOURNMENT**



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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; Sam Barham, City Engineer; Irene Rutikanga, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

25-001071 PC Minutes of November 5, 2025

A correction was noted by Member Ramona Leber that Member Randy Knox was present at the November 5, 2025 meeting.

A motion was made by Member Jeff Rauth, seconded by Member Jerry Stinger, to approve the regular meeting minutes of November 5, 2025, with the correction noted. The motion passed unanimously.

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

Items were emailed to Planning Commission members.

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

Read into record.

5. **PUBLIC HEARINGS**

25-001072 3505 and 3503 Oak St. Binding Site Plan

Mr. Rutikanga gave the staff report. He noted the variance request, and discussed the traffic study, including Jimmer Place. This binding site plan is in alignment with the Comprehensive Plan.

Chairman Collins opened the public hearing at 7:22 p.m. The following citizens spoke:

James Kessi - applicant.

** He explained the plan has been re-designed and improved, adding a second access point from Jimmer Place, and includes safe walking routes to schools.*

Chairman Collins asked about frontage improvements on Oak St. The north and south sides of Oak St. will be improved according to Kessi.

Member Alison Moss asked about the fence possibly intruding on the Van Steenburg property. Kessi said the fence will be built and maintained on project property and will not affect 3507 Oak St..

Member Randy Knox asked further about Oak St. improvements. Member Jerry Stinger asked for more information on the landscaping and beautification.

Julia Van Steenburg - resident 3507 Oak St.

** Appreciates the applicant took previous discussions into consideration. Discussed the fence maintenance, timing of the second access availability, 30th Ave. intersection impacts, affordability, finances.*

Phillip Oletha - resident 3429 Jimmer Pl.

** First he's heard of the project. Would like to see the Traffic Study. Requested the vote be delayed to allow Jimmer Pl. residents more time.*

Francine Terano - resident 3434 Jimmer Pl.

** Concerned with no sidewalks on Oak St., and the flow of the ditches.*

Mervin Terano - resident 3434 Jimmer Pl.

** Jimmer cul-de-sac currently in bad shape and more traffic won't help. Feels it's not going to work and is unsafe.*

Gary Wattula - resident 2206 Champ Pl.

** Traffic concerns*

Linda Morgan - resident 2264 Jennifer Pl.

** Traffic and safety concerns; air quality, noise, light pollution; speeding, wildlife in sloughs. Does not want this project approved.*

Gary Wattula - resident

** Comments on the proposed fencing*

Chairman Collins asked for clarification on the availability of the second access point, and fence maintenance. The applicant responded.

Some discussion of the 30th Ave. intersection - mitigation not triggered so not in traffic study.

Linda Mogan - resident

** Completion date?*

James Kessi - applicant

** Start in 2026/27*

Francine Terano - resident

** Asked about sidewalks on Oak St.*

Chairman Collins closed the public hearing at 8:26.

A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to approve the variance requests, subject to the findings and conclusions of staff. The motion was approved.

A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to approve the Mint Valley Manufactured Home Park Type B Preliminary bind Site Plan for the development of 71 manufactured home lots on approximately 10.38 acres located at 3505 Oak St., subject to the findings, conclusions and conditions contained in the staff report, and subject to approval of the requested variances to lot frontage.

The motion passed 4-2 with Chairman Collins, Member Jeff Rauth, Member Ramona Leber and Member Jerry Stinger voting aye; Member Randy Knox and Member Alison Moss voted nay.

6. NON-PUBLIC HEARING ITEMS

25-001078 Comprehensive Plan review -**Chapter 6 - Energy and Telecommunications****Chapter 7 - Public Facilities, Utilities and Services****Chapter 8 - Transportation and Circulation***Comprehensive Plan Update/Review**Chapters 6, 7, and 8**Chapter 6 - Energy and Telecommunications**Highlights:***UTC***Wireless facilities***CETA - transition to clean renewable power by 2025***Availability of power for larger industrial projects***COVID cultural changes***Data centers/Crypto/AI**Chapter 7 - Public Facilities, Utilities and Services**Highlights***Solid Waste - garbage increasing, recycling decreasing.***Siting of organic material management facilities - 75% reduction in organic materials to landfills, 50% reduction in food waste by 2030***Regulatory changes in recycling***Public Facilities District- Bob Gregory provided an update of the Cowlitz PFD and suggested a separate section for the Event Center.***Parks and Open Space - public access/ private maintenance**Chapter 8 - Transportation and Circulation**Morgan Palmer, City Traffic Engineer gave a presentation**Highlights***Multi-modal - trails, recreation, connections***Rails to Trails is currently a "wishlist" item***Freight and goods***Safety and livability - roundabouts currently preferred for new intersections***Performance and coordination***Environmental***Finance - Local Improvement Districts***7. OTHER BUSINESS***None at this time***8. DIRECTOR'S REPORT****Shared Driveway Ordinance to Council December 11, 2025***January - 2025 wrap up***Fee adjustments***9. PLANNER'S REPORT****33rd Ave. manufactured home/duplex application waiting for applicant comments***10. ADJOURNMENT***The next regular Planning Commission meeting is scheduled for January 7, 2026.**With no further business to discuss, Chairman Collins adjourned the meeting at 10:02 p.m.*

Lisa Vertrees, Recorder