



# City of Longview

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

## Minutes

### Agenda

### Planning Commission

Wednesday, January 7, 2026

7:00 PM

City Hall

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1. **ROLL CALL**

2. **APPROVAL OF MINUTES**

**26-001161 PC Minutes of December 3, 2025**

*A motion was made by Member Spencer Boudreau, seconded by Member Jeff Rauth to approve the regular meeting minutes of December 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**

**26-001162 Comprehensive Plan Updates**

**Chapter 2 - Land Use**

**Chapter 3 - Housing**

**Chapter 4 - Economic Development**

*Open houses/public information meetings are scheduled for January 14th and 20th to discuss the Comprehensive Plan and gather public input.*

*Chapter 2 - Land use*

*Mr Rutikanga gave a presentation, discussing land consumption, land use needs. Potential updates*

include ensuring comprehensive plan and zoning consistency, re-examining accomplished/outdated goals and objectives, policies and information from public outreach. Member Ramona Leber mentioned Neighborhood connectivity. Member Alison Moss is pleased with moving away from cul-de-sacs and streets that don't connect. Mr. Rutikanga pointed out the 46th/48th Ave. PUD adds connection.

Brad Whittaker - Vice-President of Lower Columbia Real Estate Association spoke:

- \* Resources are available - he provided a list
- \* Housing stock
- \* Land use objectives need to be looked at
- \* He does not agree with LU.C.6 6.1 landscaping requirement, or LU.C 10.07 - open spaces
- \* Realtors can access more information in the NWMLS vs. the public access
- \* Housing acceleration - things that will allow more middle uses

Mr. Little said we're working on infill and trying to streamline the ADU process. ADU will likely be on the update.

*Chapter 3 - Housing*

Kenny Robinson, CED discussed the chapter.

Existing conditions/trends, consumer choices, present data, supply and affordability. Do we want to encourage more development of single bedroom or studio units? "Encouraging" could be density bonuses.

Mr. Boudreau would like to see something come back for other areas, such as allowing residential in commercial areas, downtown, etc.

Mr. Little said there has been interest in cottage housing, but no projects. Some have turned into housing developments instead. Member Alison Moss is interested to know why applicants changed their project.

There was some discussion of downtown being vacant. Mr. Little explained it is not easy to renovate the older buildings - Fire Dept. Connections are a real challenge.

Member Jerry Stinger said the vibrancy of downtown is a draw.

*Chapter 4 - Economic Development*

Mr. Little presented information. He discussed the Growth Management Act, industrial development, tourism, infrastructure, small business support, etc. However, this chapter is more backward-looking and will likely be the most re-worked. Future drafts should include strengths, opportunities, challenges, emerging trends, updated employers, and be forward-looking. Key questions to address:

- \*Who are our key stakeholders?
- \*What makes us special?
- \*How should we measure success?

Member Alison Moss feels the chapter should be set aside and started fresh and include the key stakeholder input and have a strategy to address our weaknesses. Member Jerry Stinger said recreational opportunities make us special, and Chairman Collins added our history makes us special. Member Randy Knox said we need to "sell" our town, while Member Ramona Leber said we need to have things to keep people here rather than families going to Vancouver, etc. for weekend recreation.

**7. OTHER BUSINESS**

Chairman Collins opened the floor for nominations for Chairman and Vice-Chair.

Member Alison Moss nominated Chairman Collins for Chairman. Member Jeff Rauth seconded. The nomination and appointment was approved.

Member Alison Moss nominated Vice-Chair Ramona Leber as Vice-Chair and Member Spencer Boudreau nominated himself. . Member Randy Knox seconded both. Member Ramon Leber was appointed to continue as Vice-Chair by a 4-2 vote.

**8. DIRECTOR'S REPORT**

No further discussions.

**9. PLANNER'S REPORT**

*\*46th/48th Avenue PUD construction plans have been submitted.*

*\*33rd Ave cottage/manufactured home proposal - have not heard from applicant*

*\*Member Ramona Leber asked about Overlook PUD. Mr. Little said they are looking for funding.*

*Public Works*

*\*Working on 2025 review*

*\*LCC waterline - connect to Mark Morris HS in a couple weeks.*

**10. ADJOURNMENT**

*The next regular Planning Commission meeting is scheduled for February 4, 2026.*

*With no further business to discuss, Chairman Collins adjourned the meeting at 8:19 p.m.*

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*Lisa Vertrees, Recorder*