



Minutes

Agenda

Planning Commission

Wednesday, April 1, 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.

1. **ROLL CALL**

*Chairman Collins called the meeting to order at 7:00 p.m.*

**Present:** Member Craig Collins, Member Ramona Leber, Member Jerry Stinger, Member Alison Moss, Member Spencer Boudreau

**Excused:** Member Jeff Rauth, Member Randy Knox

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

2. **APPROVAL OF MINUTES**

**26-00281 PC minutes of January 7, 2026**

*A motion was made by Member Ramona Leber, seconded by Member Spencer Boudreau, to approve the regular meeting minutes of January 7, 2026. 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**

**26-00283 Three Rivers Driving School Workshop****\*Special Property Use**

*Mr. Rutikanga gave a presentation.*

*The applicant is applying for a Special Property Use to open a driving school in the downtown area.*

*A motion was made by Member Spencer Boudreau, seconded by Member Jerry Stinger, to grant an approval recommendation to City Council for the SPU application to establish a driving school by Three Rivers Driving School at 1338 Commerce Avenue. The motion passed unanimously.*

*Member Ramona Leber asked if future changes to the driving school, like hours of operation, additional vehicles, etc. would require reapplication. Mr. Little said insignificant changes, probably not, but something like expansion would most likely come back to the Planning Commission for a recommendation to Council.*

**26-00284 Critical Areas****\*Presentation**

*Mr. Little provided an overview presentation.*

*\*Regulatory Background*

*\*Best Available Science*

*\*Critical Area Identification*

*\*Five Critical Areas*

*- Wetlands*

*- Geohazards*

*- Critical Aquifer Recharge Areas*

*- Fish and Wildlife Habitat Areas*

*- Frequently Flooded Areas*

*\*Reviewing for Critical Areas*

*\*Mitigation*

*\*Impacts to Development*

*\*Variances and Reasonable Exceptions*

*\*Exemptions*

*\*Required Updates*

*- December 31, 2026 and every 10 years after*

*- Key areas where changes may be noticed for Longview*

*\*Wetland regulations and buffer establishment changes*

*\*Fish and Wildlife habitat buffers*

*Next Steps:*

*\*Identify needed revisions*

*\*Draft revisions*

*\*Bring proposed revisions to Planning Commission*

*Member Ramona Leber asked if Critical Areas informed the Comprehensive Plan. Mr. Little said they are somewhere hand-in-hand.*

**7. OTHER BUSINESS**

*Member Ramona Leber asked if anything regarding the HOSWWA housing project will come before the City. Mr. Little said possibly, if they do a PUD or short subdivision.*

**8. DIRECTOR'S REPORT**

*\*Board of Adjustment - minor changes*

*\*Rescind Electrical Code*

**9. PLANNER'S REPORT**

*\*Food Truck Code update in progress*

*\*33rd Ave. cottage housing project has been resubmitted*

*\*Comp plan updates continuing*

*\*Downtown parking - notes being transcribed from recent public input*

10. **ADJOURNMENT**

*The next regular Planning Commission meeting is scheduled for Wednesday, May 7, 2026 at 7 p.m. in City Hall.*

*With no further business to discuss, Chairman Collins adjourned the meeting at 7:58 p.m.*

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*Lisa Vertrees, Recorder*