



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, June 3, 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 Jeff Rauth, Member Ramona Leber, Member Jerry Stinger, Member Spencer Boudreau

Absent: Member Randy Knox

Excused: Member Alison Moss

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

2. **APPROVAL OF MINUTES**

26-00435 PC Minutes of April 1, 2026

A motion was made by Member Jerry Stinger, seconded by Member Jeff Rauth, to approve the regular meeting minutes of April 1, 2026. The motion passed unanimously.

26-00470 PC Minutes of May 6, 2026

A motion was made by Member Ramona Leber, seconded by Member Jeff Rauth, to approve the the regular meeting minutes of May 6, 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**26-00473 Comprehensive Plan updates****Transportation chapter****Public Facilities chapter**

Transportation chapter presentation by Kenny Robinson.

Overview of changes:

**Reorganization of chapter - Overview, Financial plan, TIP, Maps*

**Goals and policy updates*

Public Facilities chapter presentation by Irene Rutikanga.

**Inventory - remove non-existing city facilities*

**Library - add recent completed improvements*

**Parks & Rec - verbiage, data updates*

**Police - formatting changes*

**Public Education - remove minor sections not relevant*

**Solid Waste - SB5284, recycling*

**Stormwater - changes to section and objectives and policies*

**Cowlitz Public Facilities District - addition discussing PFD operation*

**Fire - updates coming soon*

Member Leber feels the section under Police that talks about staffing, workload, etc. can be mentioned in the comp plan, but should be included elsewhere.

Chairman Collins asked if the Police remodel referred to work done 5 years ago and if so, remove the word "current".

Member Boudreau questioned the wording of the deficiency section under Parks and Open Spaces. Mr. Rutikanga will clarify with Parks. Chairman Collins clarified the percentage to a developer for the parks/open spaces requirement is not an attempt to make up prior deficiencies. Mr. Little replied, correct and that percentage is scalable.

26-00471 ADU Updates workshop

Presentation by Mr. Little.

This is being revisited after 3 years of use to explore broadening the use of ADU as optional affordable housing, reduce permitting timelines and complexity, clarify standards/recognize the ordinance, and address the realities of code enforcement and occupancy.

The draft ordinance update eliminates a public hearing, removes occupancy requirements, removes language surrounding complaint investigations and secondary occupancy permits, and removes the "existing illegal ADU" section.

Discussion points:

**Landscaping/screening - remove or clearly require*

**Two-story, design for privacy - remove or clearly require*

**Additional setbacks - currently 10 ft. Retain, release or modify*

**Manufactured home age - currently 10 years or newer. Propose change to 5 years or newer, which would align with other codes*

**Detailed app requirements*

Member Boudreau would like to see the 3-bedroom requirement removed, along with the short-term rental restriction. The Commission concurs with the other proposed changes.

A public hearing will be held at the July regular Planning Commission meeting.

26-00472 Cowlitz Event Center (CEC) workshop

Presentation by Mr. Nick Little.

Since 1983 the Cowlitz Event Center (CEC) district is about 50 acres. There is a current proposal to amend the provisions of the district to allow for animal shelter use, broaden the use of the Peardale Lane Access to include CEC and related activities. Mr. Little said that zoning laws can control access on public streets. Key considerations include: Additional traffic tied to events; impacts for any future developments.

A public hearing will be held at the July regular Planning Commission meeting.

7. OTHER BUSINESS

None at this time.

8. PLANNER'S REPORT

**Taylor Island, Sires Lane - ready for permitting*

**PIP application for Mint Valley mobile home park project*

**46th/48th Ave project in review*

Public Works

**Golf pro shp remodel wrapping up*

**Irrigation project almost done*

**Cloney Park project moving along - Fall completion*

**Gas line replacements at various areas in the City*

9. DIRECTOR'S REPORT

**Critical Areas ordinance update - September workshop*

**Waste Control - meeting for future contract. Will look different than previous contracts*

**Food truck ordinance still in the works*

10. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for July 1, 2026.

With no further business to discuss, Chairman Collins adjourned the meeting at 8:25 p.m.

Lisa Vertrees, Recorder