

Agenda**Economic Development Committee**

Thursday, September 17, 2026**4:00 PM****Training Room
2nd Floor, City Hall**

1. HYBRID MEETING DETAILS

26-00798 Please click the link to join the webinar: <https://us02web.zoom.us/j/86896675065>
Webinar ID: 868 9667 5065
Or by Telephone: (253) 205 0468; or (346) 248 7799

2. CALL TO ORDER**3. ROLL CALL****4. APPROVAL OF MINUTES**

26-00799 MINUTES FROM AUGUST 20, 2026

5. NEW BUSINESS

26-00800 FOLLOW UP FROM REAL ESTATE AND DEVELOPMENT ROUNDTABLE

- What we've done
- What we could do

6. UNFINISHED BUSINESS**7. PUBLIC COMMENT****8. ADJOURNMENT**

26-00801 NEXT MONTH'S TOPIC

Minutes

Economic Development Committee

Thursday, August 20, 2026

4:00 PM

Training Room,
2nd Floor, City Hall

1. **HYBRID MEETING DETAILS**

26-00716 Please click the link to join the webinar: <https://us02web.zoom.us/j/86896675065>
Webinar ID: 868 9667 5065
Or by Telephone: (253) 205 0468; or (346) 248 7799

2. **CALL TO ORDER**

The meeting was called to order at 4:01 pm.

3. **ROLL CALL**

Committee Members: Councilmember Mike Claxton, Councilmember Ruth Kendall, City Manager Jennifer Wills, Community & Economic Director Nick Little, Finance Director Aaron Hill, Mayor Pro Tem Keith Young (4:20),
Excused: Mayor Erik Halvorson
Other Staff Present: Assistant City Manager Chris Collins, Planner Irene Rutikanga, City Engineer Sam Barham, Admin Nancy Vandehey

4. **APPROVAL OF MINUTES**

26-00719 **MINUTES FROM JULY 16, 2026**

The minutes were approved as presented. This passed unanimously.

5. **NEW BUSINESS**

26-00717 **REAL ESTATE AND DEVELOPMENT ROUNDTABLE**

Guests that joined the discussion: Francis Naglich, Ecological Land Services; Brian Magnusen, community member; Carol Ruiz, Gibbs & Olson; Joanne Baker, citizen; Brad & Mary Ann Whittaker, business owner and live downtown; Nikki Duke, Hinton Development; Brad Loeb, citizen

Discussion:

- Engineering review timelines (1st review, 2nd review)
- New Online permitting system;
- Parallel processes (currently implementing an optional early site plan review)
- 3rd Party Option - expedited reviews that cost more
- Longview is one of the best to do business with
- Annexations need to happen - Longview needs to grow
- landowners have prices too high for development
- There's an opportunity in the vacant buildings downtown for 2nd level residential

- *Converting parking lots to multilevel - street level business, parking level, residential*
- *Longview doesn't have an EDCs/SDCs - you may want to look into those*
- *Promote the changes we've made: ADUs, Short Plats, Annexation benefits,*
- *Fill in lagoons with sand - there's available sand, but we need the trucking to the site*
- *Clark County is capping the fees for mitigation to a "reasonable" amount*
- *City staff have been easy to work with and communicate with*
- *SFR for Stormwater form is very helpful*
- *Pre Application Meetings*
- *Having one person to take the lead on projects; the same person*
- *Support of City for community events*
- *We don't tell our story very well - we have many positives*
- *Visit local real estate offices and share our in fill design*
- *Marketing of empty property needs to happen, you have to hook them emotionally*
- *Our biggest asset is underused in the rivers*
- *the railroad was looking to give us the rails for trails*
- *Working on improvement at Martin's Dock to a pavilion*
- *PFD is looking to bring in a sports complex*
- *Nothing to do for youth*
- *Hotel with the PDA*
- *Power restraints are an issue for enticing businesses to come here*

6. **UNFINISHED BUSINESS**

7. **PUBLIC COMMENT**

8. **ADJOURNMENT**

The meeting adjourned at 5:24 pm.