



City of Longview

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

Minutes

Agenda

Appeal Board of Adjustment

Tuesday, November 12,
2019

4:30 PM

Longview Council Chambers

1. **CALL TO ORDER**

Chairman Backstrom called the regular meeting of the Longview Appeal Board of Adjustments to order at 4:30 p.m. in the City Hall Council Chambers, 1525 Broadway, Longview, WA.

***Present:** Chairman Mark Backstrom, Vice Chairman Roger Peters, Tracy Goldsmith, and Dan Petersen*

***Absent:** Steven Dahl*

***Staff Present:** Adam Trimble, Planner; Jim McNamara, City Attorney; James McNamara, City Attorney; John Brickey, Community Development Director/Building Official; Ken Hash, City Engineer and Nancy Vandehey, Administrative Assistant.*

2. **APPROVAL OF MINUTES**

19-000439 Approval of the Minutes of the September 10, 2019 meeting

A motion was made by Tracy Goldsmith, seconded by Roger Peters, that the minutes be accepted and approved.

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

3.1 Oral Communications

Mr. Trimble spoke with a resident of a nearby Residential Tower.

3.2 Written Communications

No written communications were received.

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

The Declaration of Ex-Parte Communications and Appearance of Fairness Doctrine was read into the record by Adam Trimble and there was no comments from the audience.

5. **PUBLIC HEARINGS**

19-000450 ABA 2019-6 Variance request: 1632 3rd Ave to reduce the required front yard setback in the Riverfront District, RF-1 from 25 feet to 10 feet and side yard setbacks of 5 feet.

RECOMMENDED ACTION:

Motion to adopt the staff analysis and findings and grant a variance to reduce the front yard setback to 10' and side yard setbacks to 5' for the property at 1632 3rd Ave. Parcel numbers involved: 08108, 081080101 in the Riverfront District, RF-1.

Public Works Director, Ken Hash, spoke regarding the project. One of the reasons we do set backs is to provide sight distance for vehicles exiting the property onto the street.

Sight distance is defined by a sight triangle. So the closer you move the building to the street the more you encroach on the sight triangle. The good news is that this is on the outside of the curve, which helps that sight triangle. Even if the variance is approved, we still have to go through the sight design, review the sight design and make sure that the sight triangle exist and is safe for the public entering the street. There may be some point that we may not be able to build on this lot. The applicant may not be able to because of Engineering constrictions. At this point, we can't say yes or no. It's yet to be seen.

Adam Trimble received one question but no comments from neighboring owners. A nearby residential tower resident inquired about the notice. Adam was able to explain the technical terms in the notice and they had no further questions.

Public Hearing opened at 4:41 pm

Public Comments:

Charles Bond, applicant, 1548 River Road, Longview

Adam covered most of it, but would like to answer any questions of the Board.

Dan Petersen asked how many units it would be in total? 13 units per floor, and probably 3 floors per unit and parking underneath.

Mark Backstrom asked if this was just a preliminary design? Yes, this is just preliminary. It didn't make sense to go too much further until things like this were taken care of.

Tracy Goldsmith asked how many parking spaces would be in the underground parking and on street parking? We'd have 1 parking space per unit. There is lots of on street parking. There's nothing on the Dike side. He wanted to mention that we are talking about the non river side of the Dike.

Charles Bond wanted to add that when he built RiverEdge Condominiums, he purchased this property, and at that time there wasn't as many problems developing it but he'd like to make it a developable piece of property.

Roger Peters asked about the right of way line on the property for the Diking District? When we build RiverEdge Condominiums, we built up to the toe of the dike and then we filled in to the concrete basement, which supports the Dike. South of the property there's all sorts of buildings on the dike and on the river side that Dike. What he'd like to do is build at the toe of the Dike but that's something he'd have to negotiate with the Core of Engineers.

Roger Peters asked what other agencies he was negotiating with for the project? He purchased the property from PT NW but with the 25' set back, it didn't make the property feasible. Most R4 zoning has 10' set back, such as his project on 9th Street. 10' set backs are typical now.

No one spoke in opposition.

Public Hearing was closed at 4:49.

6. **OTHER BUSINESS**

No other business at this time.

7. **ADJOURNMENT**

With no further business to discuss, the meeting of the Appeal Board of Adjustments was adjourned at 4:51 pm.