



City of Longview

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

Minutes

Agenda

Appeal Board of Adjustment

Tuesday, April 9, 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, Dan Petersen, Steven Dahl

Staff Present: Adam Trimble, Planner; Sean Kelly, Assistant City Attorney; John Brickey, Community Development Director/Building Official; and Jeff Cameron, Public Works Director.

Absent: Nancy Vandehey, Administrative Assistant

2. **APPROVAL OF MINUTES**

The minutes from March 12, 2019 meeting were not available at this time.

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

3.1 Oral Communications

No oral communications were received.

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**

19-00093 ABA 2019-2 SPECIAL PROPERTY USE REQUEST FOR A DETACHED ACCESSORY DWELLING UNIT IN THE R-1 RESIDENTIAL DISTRICT**RECOMMENDED ACTION:**

Motion to grant a Special Property Use permit for a detached accessory dwelling unit at 2216 Cascade Way.

Adam Trimble presented the staff report, which include the following findings and recommendations:

- The use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare.*
- The R-1 Residential District permits the proposed use subject to a granting of a Special Property Use Permit by the Longview Appeal Board of Adjustment.*
- The use as proposed meets the criteria found in LMC §19.22.020 and the standards for residential zones under 19.20.*

Staff recommends that the Appeal Board of Adjustment grant a Special Property Use Permit for the construction of a detached accessory dwelling unit in the R-1 Residential District, at 2216 Cascade Way.

Staff and the Board discussed ingress and egress access to the property. They also clarified some items on the application.

Bill Coonan, 2210 Cascade Way, spoke in favor of the application.

The Board inquired about the limits of residents allowed in the ADU. Staff stated that they are limited to four residents.

A motion was made by Steve Dahl, seconded by Tracy Goldsmith, to grant a Special Property Permit for the construction of a detached accessory dwelling unit in the R-1 Residential District, at 2216 Cascade Way.

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 5:00 pm.