



City of Longview

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

Agenda

Join Zoom Meeting

<https://us02web.zoom.us/j/84406695407?pwd=dVN6YzZoMFBkd3FyTy9jYVo1SVhSUT09>

Meeting ID: 844 0669 5407 Passcode: 1923
or call in for audio: +1 253 215 8782 US (Tacoma)

Appeal Board of Adjustment

Tuesday, March 9, 2021

4:30 PM

Longview Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

21-000602 MINUTES OF THE AUGUST 4 SPECIAL MEETING

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

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

1. Does anyone believe that the Appeal Board of Adjustment does not have jurisdiction to hear or decide the matter for which you are present?

2. Does anyone believe that proper notice was not given in connection with the matter for which you are present?

3. Does anyone believe that a member of the Appeal Board of Adjustment should not participate in hearing or deciding the matter for which you are present because of a conflict of interests?

4. Does anyone believe that a member of the Appeal Board of Adjustment should not participate in hearing or deciding the matter for which you are present because of a violation of the "appearance of fairness doctrine"?

5. **PUBLIC HEARINGS**

21-000603 ABA 2020-1 SPECIAL PROPERTY USE REQUEST FOR THREE RIVERS CHRISTIAN SCHOOL 2610 OCEAN BEACH HWY

REQUEST: to expand a private school campus through property acquisition in the R-1 Residential zone and Traditional Neighborhood Residential zone.

RECOMMENDED ACTION: Motion to adopt the findings of the staff report and grant the special property use permit to expand the campus as shown.

21-000614 ABA 2021-2 SPECIAL PROPERTY USE PERMIT TO ALLOW A REDUCED FRONT YARD SETBACK OF 10' IN THE R-4 RESIDENTIAL ZONE FOR A PROPERTY WITHOUT AN 8' WIDE PLANTING STRIP ALONG THE FRONTING STREET AT 285 22ND AVE.

RECOMMENDED ACTION: Motion to adopt the findings of the staff report and grant a special property use permit for a reduced front yard setback of 10 feet for 285 22nd Avenue.

6. OTHER BUSINESS

7. ADJOURNMENT



City of Longview

1525 Broadway
Longview, WA 98632
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Minutes

Agenda

Join Zoom Meeting

<https://us02web.zoom.us/j/88352521586?pwd=a1BOeXdpQlBZTWtidVBwbWsrOFRYUT09>

Dial in numbers:

+1 253 215 8782

+1 408 638 0968

Meeting ID: 883 5252 1586

Passcode: 1923

Appeal Board of Adjustment

Tuesday, August 4, 2020

4:30 PM

Longview Council Chambers

1. CALL TO ORDER

Chairman Backstrom called the regular virtual meeting of the Longview Appeal Board of Adjustments to order at 4:31 p.m.

Present: *Chairman Mark Backstrom, Vice Chairman Roger Peters, Dan Petersen, Steven Dahl*

Staff Present: *Adam Trimble, Planner; James McNamara, City Attorney; Ken Hash, Public Works Director; Chris St. Onge, Engineer; Karl Enyeart, Engineer; Jim Kambeitz, Fire Chief; Mary Chennault, Administrative Manager and Nancy Vandehey, Administrative Assistant*

2. APPROVAL OF MINUTES

20-000314 Minutes of the July 14, 2020 Regular Meeting

Recommended Action: Motion to adopt the minutes as presented.

A motion was made by Steven Dahl, seconded by Dan Petersen, that the minutes from the July 14, 2020 meeting be accepted and approved. This passed unanimously.

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

3.1 Oral Communications

No oral communication was received.

3.2 Written Communications

Written comments were received and will be read during the staff report by Adam Trimble.

4. DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARNESS 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**20-000315 ABA 2020-5 Special Property Use request for a public safety facility to be located in the R-4 Residential zone at Archie Anderson Park****Recommended Action:**

Motion to adopt the staff findings and grant a Special Property Use Permit to locate a public safety facility in the R-4 residential zone at Archie Anderson Park, 274 22nd Ave.

Adam Trimble read the staff report into record. Note - Address in staff report should be 274 22nd Ave, not 2782 Ocean Beach Highway. Adam read a statement from David, who gave his full support of this project.

Board Discussion: Roger Peters inquired about funding and if there was a possibility that it would not go forward. Ken Hash stated that Longview Police Department has funds to cover if it goes over budget. There will be grant funds to cover some costs. Steve Dahl asked about the stand coming down and are we giving up on baseball. Ken Hash confirmed that the announcer booth is coming down, but the field and the stands both stay. Dan Petersen pointed out that the future plans call for the baseball field to be re-oriented. Adam Trimble shared that the Parks Advisory Board endorsed his plan and he assumes they will move forward with keeping baseball.

No public comments.

Steve Dahl, seconded by Roger Peters, made a motion as written to adopt the staff findings and grant a Special Property Use Permit to locate a public safety facility in the R-4 residential zone at Archie Anderson Park, 274 22nd Ave. This item passed unanimously.

20-000316 ABA 2020-6 Variance request for Longview Fire Station addition to reduce the front yard setback (on a double-fronting lot) from 25' to 8'.

Recommended Action: Motion to adopt the staff findings and grant a Special Property Use Permit to locate a public safety facility in the R-4 residential zone at Archie Anderson Park, 274 22nd Ave.

NOTE - ABA 2020-6 is for the Longview Fire Station 82 building at 2355 38th Ave, not as listed above at Archie Anderson Park, 274 22nd Ave.

Adam Trimble read the staff report into record.

Board Discussion: Chairman Mark Backstrom asked for clarification on the 5' to 15'. Adam Trimble clarified that this would be as submitted on the plan. Roger Peters inquired about roof run off and drainage. Chris St Onge stated that it will tie into an existing system in the back. Karl Enyeart noted that there are existing gutters that will be easy to tie into.

No public comment. Roger Peters noted that a neighbor was in support.

Dan Petersen, seconded by Steven Dahl, made a motion to adopt the staff analysis and finding and grant a variance to reduce the required front yard setback on Cottonwood Place from 25 feet to between 5 and 15 feet as shown in the site plan included in the application for a proposed addition to the Longview Fire Station Building at 2355 38th Ave, parcel 053605124.

6. OTHER BUSINESS

7. ADJOURNMENT

There will be no regular meeting on August 11, 2020.

The meeting adjourned at 5:17 p.m.



STAFF REPORT
to the
LONGVIEW APPEAL BOARD OF ADJUSTMENT

PRESENTED BY: Adam Trimble, Planner

HEARING DATE: March 9, 2021

APPLICATION NO.: ABA 2020-1

APPLICANT: Three Rivers Christian School. Represented by Erin Hart, Superintendent

PROPERTY OWNER: THREE RIVERS CHRISTIAN SCHOOL

REQUEST: Special Property Use Permit to expand a private school campus through property acquisition in the R-1 Residential zone and Traditional Neighborhood Residential zone.

LOCATION: 2544, 2568, 2588 and 2602 Ocean Beach Hwy. Parcel numbers involved: 089150100, 089150101, 08916, 08917, 08918, & 08919.

ASSOCIATED CASES: None.

ZONING DISTRICT: R-1 Residential District

BACKGROUND AND PROPOSAL

The Three Rivers Christian School campus located at 2610 Ocean Beach Highway has acquired additional property, a greenhouse and outbuildings adjacent to the existing private school to serve as campus grounds and areas for permaculture learning. Approximately 4.7 acres of residential single-family home properties lie to the west of the existing private school and campus, all of which are now owned by Three Rivers Christian School. The school is proposing to make use of approximately 3.43 acres of the area located behind the 4 residences and adjust the property lines accordingly. Exhibit A is the Special Property Use application, Exhibit B is the Master Plan depicting the intended use of the area and Exhibit C is an aerial photo provided by the applicant which shows the new proposed rear property line for the 4 residential properties. The proposed master plan provides that if approved, the expanded campus area will be used mainly for agriculture education programming. Improvements might include walkways, utility

connections to outbuildings and plantings and gardens. If construction of buildings other than small accessory structures on the expanded campus is desired in the future, a new Special Property Use permit is required.

The existing private school plus the expanded campus will exceed 5.84 acres after the property is adjusted, with an additional 1.71 acres of parking lot and field area owned by the American Baptist church also used by the school. Exhibit D shows staff's calculation of the area owned by the school after adjustment.

This property is located within the W ½ of Section 29, T8N, R2W and E ½ Section 28, T8N, R2W of the Willamette Meridian, in Cowlitz County.

Neighboring land uses include:

North – Railroad Right of Way and residential properties on large lots.

South – State Route 4 and residential single-family homes.

East – A church and Pacific Way.

West – Single family residences on large lots.

The Comprehensive Plan classification for the property is Low Density Residential.

In accordance with LMC §19.12.090(1), written notice of the public hearing for the Special Property Use Permit petition was mailed to the applicant and to the owners of all properties adjacent to or abutting this proposal on Saturday February 27, 2021 [Exhibit E] and the property was posted with a notice of public hearing announcing the proposed land use application.

Legal notice of the public hearing appeared in the Longview Daily News on Sunday, February 28, 2021 and Saturday March 6, 2021.

SEPA DETERMINATION

A State Environmental Policy Act checklist was not required for this application or scope of work.

CRITICAL AREA ORDINANCE REQUIREMENTS

There are no identified Critical Areas on this parcel. Therefore, a Critical Area Permit is not required.

APPLICABLE CODE SECTIONS

Section 19.18.010(5) of the Longview Municipal Code (LMC) requires the land use proposed to receive approval via a public hearing process, and the issuance of a Special Property Use Permit by the Appeal Board of Adjustment. The specific code citations are listed below.

For Residential Zoning Districts described in 19.20 of the Longview Municipal Code, table 19.20.020 includes uses that are permitted ("P"), not allowed, or allowed through a special property use permit ("SPU"):

Table 19.20.020-1 Permitted Uses in Residential Districts

Use	Zoning District				
	R-1	R-2	R-3	R-4	TNR
Public or private schools	SPU	SPU	SPU	SPU	SPU

LMC § 19.12.050 Power of Board – Special Property Use

1. Recognizing that there are certain uses of property that may or may not be detrimental to the public health, safety, morals and general welfare, depending upon the facts in each particular case, a limited power to issue special permits for such uses is vested, by special mention in this title, in the board.
2. The board shall have an exercise original jurisdiction in receiving, granting or denying all applications for such special property uses as are provided for in this title and shall have the power to place in such permits, conditions or limitations in its judgment required to secure adequate protection to the zone or locality in which such use is to be permitted. No special permit shall be issued by the board until after public hearing, as hereinafter provided, and until after the building official has found that all other provisions of this code, with which compliance is required, have been fulfilled.
3. No such Special Property Use Permit shall be granted by the board unless it finds:
 - (a) That 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;
 - (b) In making such determination the board shall be guided by the following considerations and standards:
 - (i) That the use will not be detrimental to the character and use of adjoining buildings and those in the vicinity,
 - (ii) That the use will not create a hazard in the immediate area either for pedestrian or vehicular traffic,
 - (iii) That adequate ingress and egress will be available for fire and other vehicular emergency equipment,
 - (iv) That adequate off-street parking will be provided to prevent congestion of public streets [LMC 19.12.050].

LMC §19.12.120 Special Property Use Permits – Time Limitation

Whenever the board by its decision authorizes the issuance of a permit for a special property use, if such building permit and/or occupancy permit is not obtained by the applicant within six months from the date of the board's decision, the board's decision shall cease to be effective.

STAFF ANALYSIS

In reviewing LMC §19.12.050, which contains the criteria that shall guide the Board during their review of this petition, staff finds the following:

- (i) *That the use will not be detrimental to the character and use of adjoining buildings and those in the vicinity.*

The proposed expansion of the campus for the private school will not represent a new use at the site since agricultural education activities are proposed and the area was historically used for fields, barns and a greenhouse. By segregating the rear properties and preserving the existing homes, there will little noticeable difference in the land uses of the school and adjacent residences.

The neighborhood will not experience detrimental impacts but will experience an intensification of existing impacts as the property is used by more people during the weekdays.

- (ii) *That the use will not create a hazard in the immediate area either for pedestrian or vehicular traffic.*

The City Traffic Engineer has reviewed the application and found the project will not create a hazard in the immediate area either for pedestrian or vehicular traffic.

- (iii) *That adequate ingress and egress will be available for fire and other vehicular emergency equipment.*

The site has three existing access driveways on Pacific Way and one from Ocean Beach highway. As a result of this proposed expansion, the Fire Marshal has identified a need for a dedicated fire lane and a new fire apparatus road to reach the larger campus and outbuildings. In the opinion of staff, it is possible to provide the required fire lane access with some adjustments to the location of parked vehicles, striping/signage and a fortified gravel or paved road with a turnaround to the new campus area. Until these improvements are made occupancy of the expanded campus area and future improvements will need to be put on hold. Attached is Exhibit F with specific requirements for fire department access.

- (iv) *That adequate off-street parking will be provided to prevent congestion of public streets.*

The zoning code provides: “Where parochial schools and churches are located on the same site, the required church parking facilities may also be used as required school parking facilities;” LMC19.78.100 (12). In addition, the site is served by public transit with a bus stop within 300 feet. A bike route and sidewalk runs along the Ocean Beach

highway sidewalk and Pacific Way. The existing parking will not change unless changes are required as a result of a dedicated fire line. In that case the applicant will be required to evaluate parking and provide additional parking spots if needed.

LMC §19.12.050 also requires the Board to adopt the following finding if granting the Special Property Use Permit:

(a) That 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.

Based on review of the application and attachments and any testimony that may be presented at the public hearing, the Appeal Board of Adjustment shall adopt a finding that approval of this Special Property Use Permit will not be detrimental to the public health, safety, morals and general welfare.

As of this writing, staff has received no comments from neighboring property owners.

STAFF DISCUSSION

The City's Building Official, Fire Marshal, and Public Works Department have had the opportunity to review the Special Property Use application for 2610 Ocean Beach Highway. The applicant has met with staff to discuss the project. If granted a Special Property Use permit, the applicant will apply to adjust property lines and then provide water and electrical utilities for the outbuildings included in the expanded campus. A fire apparatus road will be required to serve the expanded campus.

STAFF FINDINGS

1. 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.
2. The R-1 Residential District and Traditional Neighborhood Residential District permits the proposed use subject to a granting of a Special Property Use Permit by the Longview Appeal Board of Adjustment.
3. Staff finds that the use as proposed meet the criteria found in LMC §19.12.050.

RECOMMENDATION

Staff recommends that the Appeal Board of Adjustment grant a Special Property Use Permit for the Three Rivers Christian School at 2610 Ocean Beach Highway to expand its campus into approximately 3.34 acres of property located west of the existing school as shown in Exhibits B, C and D.

EXHIBITS

- A. Special Property Use Permit application
- B. Three Rivers Christian School campus master plan

- C. Applicant's aerial photo with proposed new rear property lines.
- D. Staff supplied aerial photo with campus outline
- E. Notice of Public Hearing (property owner notification).
- F. Email from Longview Fire Marshal, Jon Dunaway re: Fire department access.

Staff Report Date: March 4, 2021

**Special Property Use Permit Application
To the Appeal Board of Adjustment**

THIS SECTION FOR OFFICE USE ONLY:

LMC 19.12

Case Number: ABA 2021-1

Related Case Number: _____

APPLICATION AND AUTHORIZING SIGNATURES

Each current property owner of record must sign the application or provide a letter authorizing an agent or representative to act on his or her behalf.

I hereby apply for the Special Property Use Permit as described in this application and certify that the information provided is accurate. I further certify that I am authorized to make the application and that there are no covenants, conditions, or restrictions that may limit or prohibit the Special Property Use Permit requested.

Property Owner: Three Rivers Christian School _____ Phone: 360-423-4510 x 302 _____
(Print All Information)

Mailing Address: 2610 Ocean Beach Hwy. _____ Fax: _____
(Street or PO Box)

City: Longview _____ State: WA _____ Zip: 98632 _____

Property Owner: _____ Phone: _____

Mailing Address: _____ Fax: _____
(Street or PO Box)

City: _____ State: _____ Zip: _____

Applicant: Erin Hart _____ Phone: 360-423-4510 x 302 _____
(Print All Information)

Mailing Address: 2610 Ocean Beach Hwy. _____ Email: ehart@3riversschool.net _____
(Street or PO Box)

City: Longview _____ State: WA _____ Zip: 98632 _____

Relationship to Property Owner: Superintendent of School _____

BASIC INFORMATION ABOUT THE SITE AND PROPOSAL (attach additional pages if necessary)

Briefly describe the proposed project (land use) and/or type of business you wish to conduct: TRCS has acquired assorted parcels of land adjacent to the school with the initial idea to have space for development, however, we now believe the site is better utilized for agricultural and learning purposes. The houses are

currently rented to individuals connected to the school. The land and greenhouses behind have been used for our school agriculture program. With the support of many private foundations, we now have the resources to further clean up the "farm" and would like to pursue a boundary line adjustment to ensure clarity in our adaptation of the rear fields as a "permaculture" learning site for our students. (See plan attached.) We have repaired the pre-existing greenhouses on the property and have enjoyed sharing them with Lower Columbia School Gardens and the WSU Extension to support their work in the community. _____

Address of Property: 2544, 2568, 2588, 2602 Ocean Beach Hwy. _____ Parcel No. 089150100, 089150101, 08916, 08917, 08918, 08919 _____

Comprehensive Plan Designation: Low Density Residential Zoning District: R-1, Residential District & Traditional Neighborhood Residential, TNR.

Current Use of Property: rental homes, agricultural space _____

Gross land area of the site to be developed: 1,550 _____ Square Feet 3.3 _____ Acres

Net land area (gross land area minus land dedicated for public purposes): 3.3 acres _____

Describe any existing structures on the site: 2 greenhouses, 2 garages, chicken coops, agricultural storage sheds

Number and surface type of all existing driveways at the site: one gravel driveway to greenhouse _____

Number, type and dimensions of existing signage at the site: none _____

Describe signage proposed for the land use requested: a small sign near the school to denote the "farm" area _____

Existing zoning and land uses of adjacent properties (including across the street, if applicable):

North: R-1 _____ Current Land Uses: residential, closed rail line _____

South: R-1 _____ Current Land Uses: residential, lake front Ocean Beach Hwy/SR4 _____

East: TNR _____ Current Land Uses: residential, horse farm _____

West: TNR _____ Current Land Uses: school, church _____

Describe any Critical Areas identified on or located within 300 feet of the site: none identified _____

Describe any private wells, septic tanks, drain fields, etc. located on the site: none known _____

BASIC INFORMATION ABOUT THE SITE AND PROPOSAL (CONT'D)

Proposed hours of operation: daylight hours for agricultural education purposes _____

Describe how parking will be accommodated for the proposed use: Parking is in adjacent lot at school _____

Describe how the proposed use will impact traffic circulation: No impact _____

To assess whether the City will need additional information and/or whether you need to obtain additional permits or applications from other departments or agencies, please answer the following questions:

Will the proposed land use:

- | | | | |
|--|-----------|----|---------|
| a) Require removal or demolition of any existing structure(s)? | Yes _____ | No | x _____ |
| b) Affect historic structures or historically significant features? | Yes _____ | No | x _____ |
| c) Require a Variance from a development standard? | Yes _____ | No | x _____ |
| d) Involve fill or removal of contaminated soils or hazardous materials? | Yes _____ | No | x _____ |
| e) Involve grading/fill over an existing public storm drain, sanitary sewer or water line? | Yes _____ | No | x _____ |
| f) Involve land that has a slope of 15% or greater? | Yes _____ | No | x _____ |
| g) Require an Environmental Checklist be submitted and reviewed under the SEPA Rules (WAC 197-11)? | Yes _____ | No | x _____ |
| h) Be located within 300 feet of a shoreline? | Yes _____ | No | x _____ |

If you answered yes to any of the above, please contact the Planning Division before submitting your application.

SPECIAL PROPERTY USE PERMIT REVIEW CRITERIA AND DEVELOPMENT STANDARDS

In accordance with LMC 19.12.050, the Appeal Board of Adjustment shall exercise jurisdiction in receiving, granting or denying applications for Special Property Uses. No Special Property Use Permit shall be issued by the Board until after a public hearing, and until after the Building Official has found that all other provisions of the Longview Municipal Code have been fulfilled.

Criteria reviewed by the Appeal Board of Adjustment include:

- 1) The proposed use is consistent with the intended character of the zoning district and the operating characteristics of the neighborhood.
- 2) The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, or that the proposal identifies acceptable mitigation measures.
- 3) The transportation system is capable of supporting the proposed land use in addition to the existing land uses in the area. Evaluation factors include street capacity and level of service, availability of off-street parking to accommodate the proposed land use, access requirements, neighborhood impacts, and pedestrian safety.
- 4) Public services for water, sanitary and storm sewer, and to ensure that fire and police protection are capable of servicing the proposed land use and the immediate area.

Criteria that the Board utilizes to review all applications is established in LMC §19.12.050.

FILING FEES:

Public Hearing Fee: Per LMC 19.06.060

SEPA Review Fee(if applicable):..... Per LMC 17.02.070

Total Fees:

Comments:

LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled: Date:4:30 PM

Comments:

FOR STAFF USE ONLY:

_____ Telecommunications Facility Propagation Map provided, if applicable.

_____ Legal Description of Property.

_____ Copy of Deed Restrictions and Restrictive Covenants (CCR's).

_____ One copy of the property deed; and, if the applicant is not the owner, a notarized statement

(affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.

_____ Title Report, if applicable.

_____ Critical Area Permit, if required.

_____ SEPA Environmental Checklist, if required.

_____ Certificate of Appropriateness issued by the Historic Preservation Commission, if applicable.

Comments: _____

NOTES TO APPLICANT/OWNER:

1. If the Appeal Board of Adjustment or City Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. The applicant or authorized representative must attend the Appeal Board of Adjustment public hearing and be prepared to respond to any questions the Appeal Board may have.
5. **Time limitation for Special Property Uses:** if such building permit and/or occupancy permit is not obtained by the applicant within six months from the date of the board's decision, the board's decision shall cease to be effective.

Comments: _____

SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete for a public hearing. No public hearings will be scheduled on this application until all outstanding issues have been resolved and the application is considered complete.

I/we agree that the City of Longview staff may enter upon the subject property at any reasonable time to consider the merits of the application, to make assessments, take photographs and to post public hearing notices.

I/we declare under penalty of the perjury laws that the information provided on this form/application is true, correct and complete.

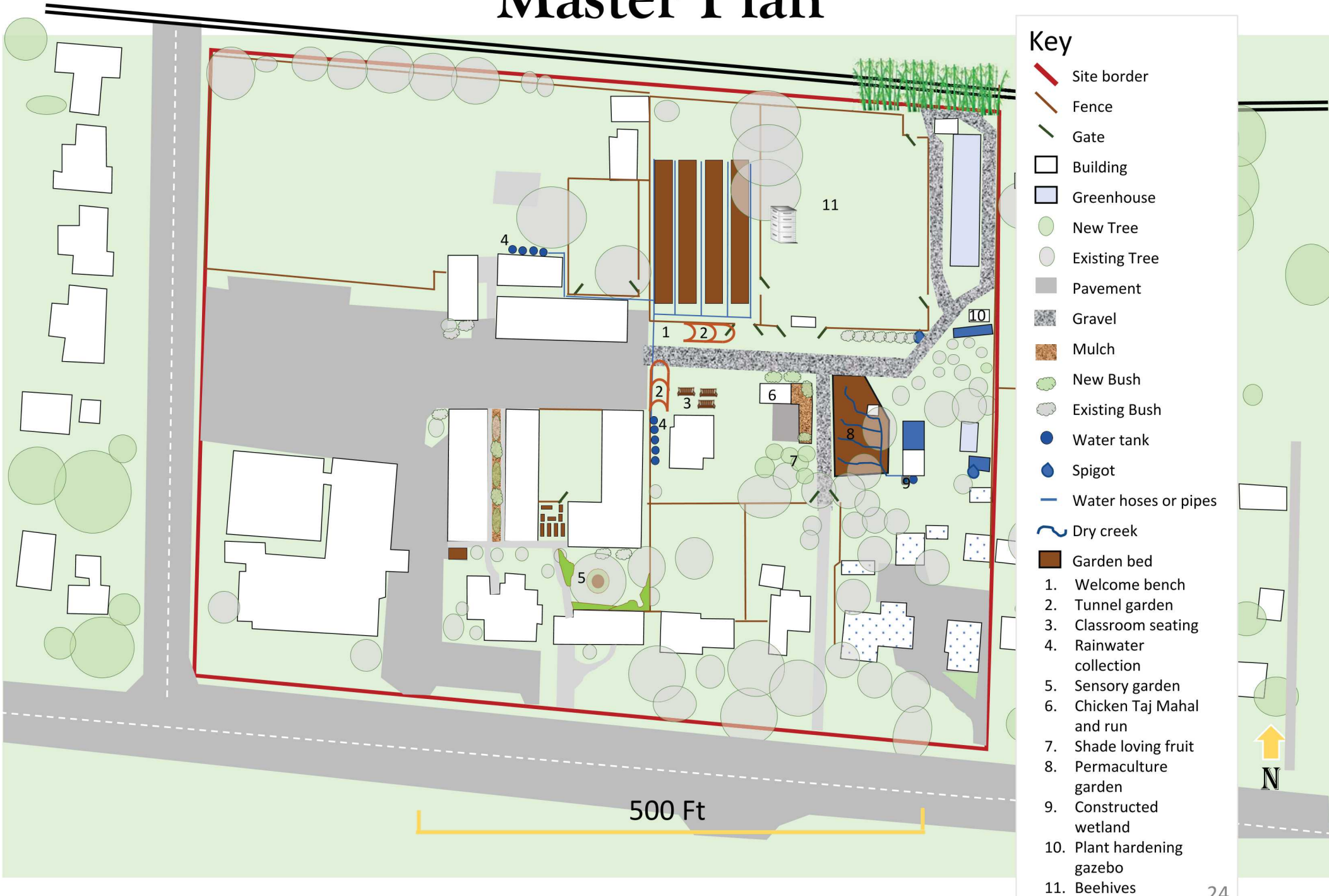
Signature of Property Owner:  Date: 2-16-21

Signature of Property Owner: _____ Date: _____

Signature of Applicant: _____ Date: _____

(If different than property owner)

Master Plan



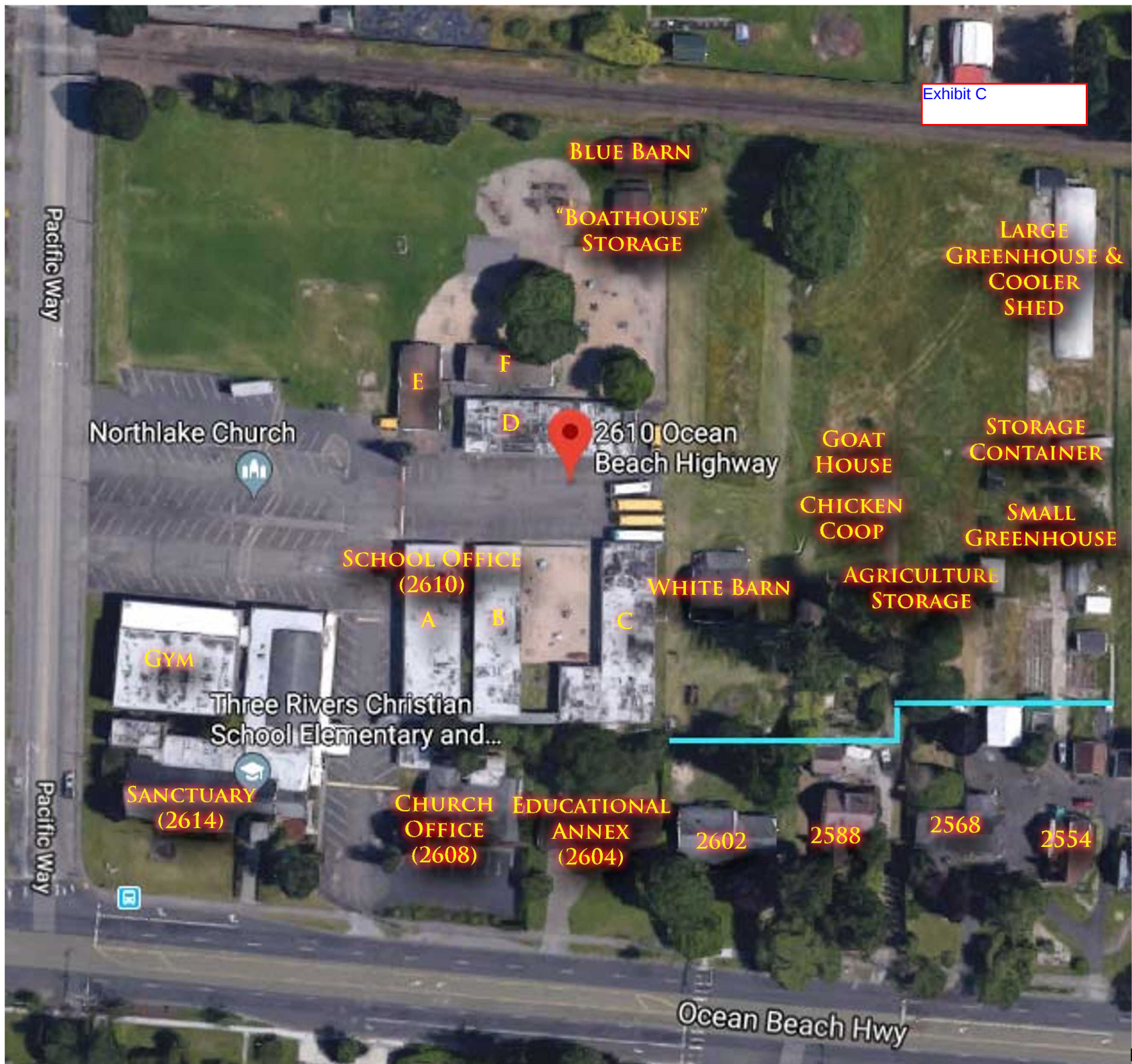


Exhibit C



Exhibit C- staff
depiction of
campus after SPU.

2400
Pacific Way

2300

Pacific Way

Columbia and

0891301

08914

08902

2625

4

2441

Ocean Beach Hwy



NOTICE OF *Virtual* PUBLIC HEARING
Longview Appeal Board of Adjustment
Tuesday, March 9, 4:30 pm on Zoom.us

Case No: ABA 2020-5

Applicant: Three Rivers Christian School

Proposal: The private school will incorporate additional property and a greenhouse and outbuildings acquired adjacent to the existing school to serve as campus grounds and areas for permaculture learning.

Location: 2544, 2568, 2588 and 2602 Ocean Beach Hwy. Parcel numbers involved: 089150100, 089150101, 08916, 08917, 08918, & 08919.

Request: Special Property Use Permit to expand a private school campus through property acquisition in the R-1 Residential zone and Traditional Neighborhood Residential zone.

Why You Are Receiving This Notice: You own real property located adjacent to or abutting the property affected by the proposal requesting a special property use permit. The Longview Municipal Code requires all property owners owning real property located adjacent to or abutting a land use proposal subject to a public hearing to be notified of the proposal and of the hearing date, place, and time. Contact: Adam Trimble, Interim Planning Manager 360-442-5092

The associated documents are available for review and will be online at mylongview.com under 'Agendas & Minutes' one week before the hearing.

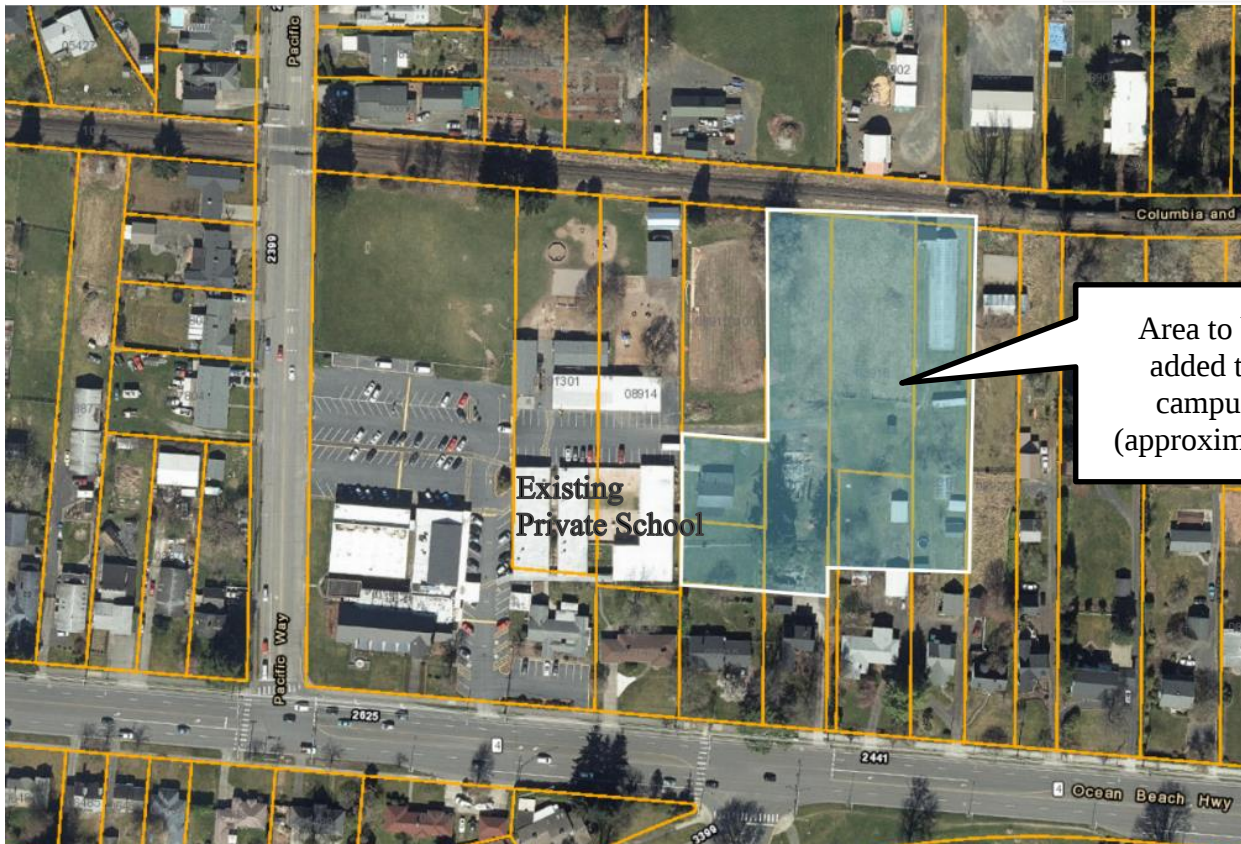
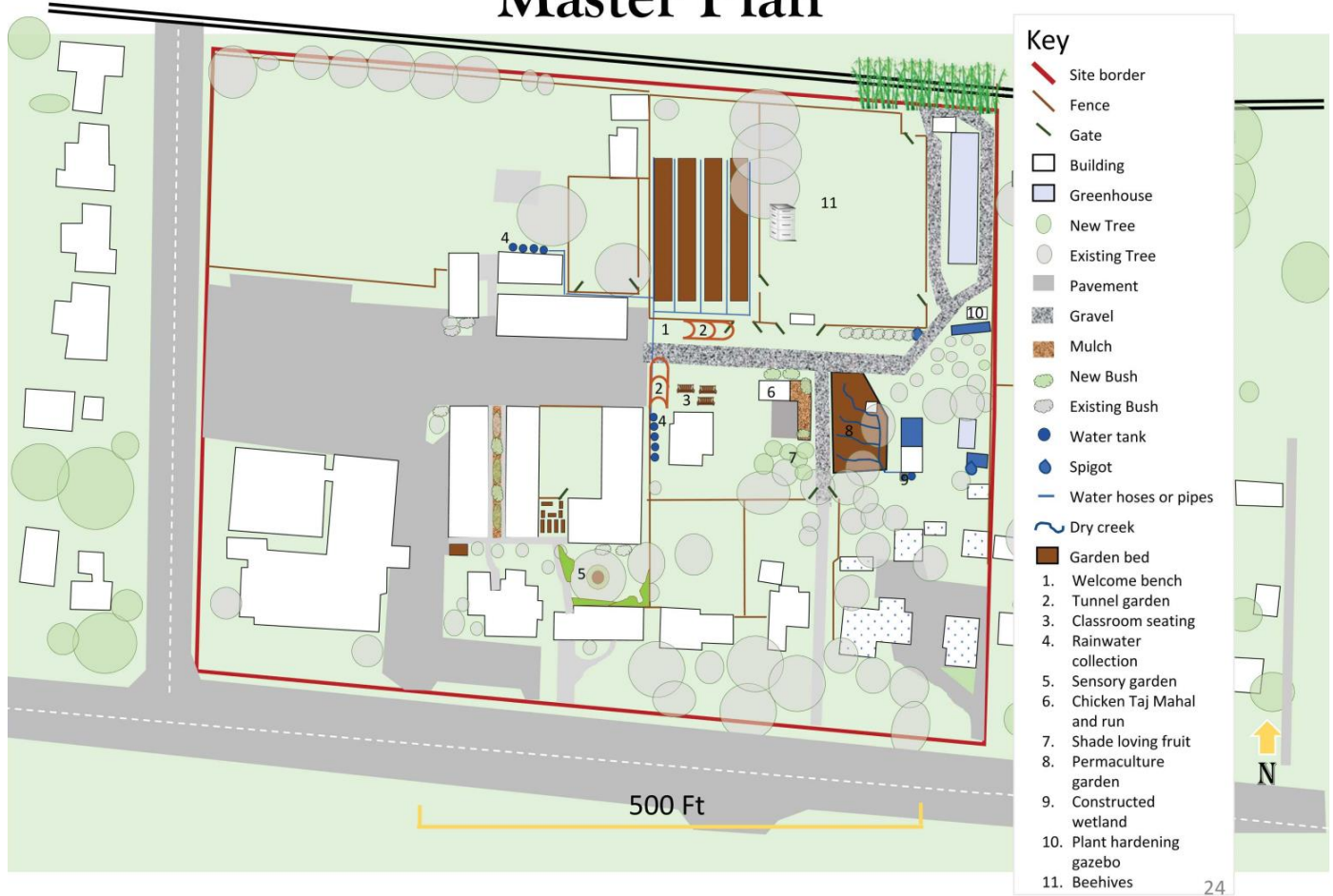
Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for 4:30 P.M. Tuesday, August 4, 2020 on the *virtual* meeting platform Zoom (online or phone-in) where comments may be made by phone or video chat.

A link for joining a virtual meeting will be published with an online agenda: Visit mylongview.com under 'Agendas & Minutes'. Public comment can be submitted in advance to adamt@mylongview.com Please contact the City Clerk's Office at 360-442-5041 for virtual meeting accessibility information. To attend, go online to [Zoom.us/join](https://zoom.us/join) or call 1(253) 215 8782. Use: Meeting ID: 844 0669 5407 Passcode: 1923

Comments: If you would like to provide comments in writing on this proposal, please submit them **no later than 4:00 p.m. Tuesday, March 9, 2021** to the City of Longview Community Development Department, PO Box 128, Longview, WA 98632, **ATTN: Adam Trimble, Planner**. For electronic submissions, provide your comments along with full name, address and contact information to adamt@mylongview.com **RE: ABA 2021-1**

Attachment: Master Plan site layout and property map.

Master Plan



From: Jon Dunaway <Jon.Dunaway@ci.longview.wa.us>
Sent: Thursday, March 04, 2021 2:20 PM
To: Adam Trimble <adam.trimble@ci.longview.wa.us>
Subject: RE: Longview Three Rivers Christian school

We will need fire department access to the building so that we can position a fire apparatus within approximately 150 feet of any portion of the exterior walls. The access will need to be able to support the weight of a fire engine (approximately 40,000 pounds) in all-weather conditions. I've penciled in (see red lines) an approximate fire department access – with a hammerhead turnaround configuration because the access takes us much more than 150 feet into the property. The dimensions of the turnaround would be according to the street standards.

Typically, we'd also require an additional hydrant due to the distance from this building to the nearest hydrant. However, as I understand it, the use of the existing building (greenhouse) will not be changing and it is not intended to be used by students. If this is correct, we would not require the installation of a new hydrant at this time.

Let me know if you need any additional details.





JON DUNAWAY · FIRE MARSHAL

Longview Fire Department

Office: 360-442-5538 · Cell: 360-218-6196

740 Commerce Avenue · Longview, WA 98632



From: Adam Trimble <adam.trimble@ci.longview.wa.us>

Sent: Thursday, March 4, 2021 1:58 PM

To: Jon Dunaway <Jon.Dunaway@ci.longview.wa.us>

Subject: Longview Three Rivers Christian school

Hi Jon,

Here is the question I am looking at in my staff report.

(iii) *That adequate ingress and egress will be available for fire and other vehicular emergency equipment.*

Adam Trimble
Interim Planning Manager
City of Longview Community Development
P.O. Box 128
Longview, WA 98632-7080
P (360) 442-5092
F (360) 442-5953
adam.trimble@ci.longview.wa.us

Longview City Hall is not open Fridays: *To save costs and energy, most City of Longview offices are currently on a 4/10 work week (effective February 1, 2010). Extended hours of operation for the public are Monday through Thursday, 7 a.m. to 6 p.m.. City offices, with the exception of the Longview Public Library, Police Department, and Fire Department, are closed on Fridays. Please visit us online to learn more about the closure dates as well as the City services available online 24/7 at www.mylongview.com (just click on the blue ASK Longview button)*



STAFF REPORT
to the
LONGVIEW APPEAL BOARD OF ADJUSTMENT

PRESENTED BY: Adam Trimble, Planner

HEARING DATE: March 9, 2021

APPLICATION NO.: ABA 2021-2

APPLICANT: Allied Resources Group LLC/Doug Sheddy representing the owner.

PROPERTY OWNER: Treacy Robert/April 6100 NW Nightshade St, Camas, WA 98607

REQUEST: Special Property Use Permit in accordance with LMC §19.20.030 footnote 3 for a reduced front yard setback in the R-4, Residential District.

LOCATION: 285 22nd Ave Parcel number involved: 04246 (vacant lot)

ASSOCIATED CASES: None.

ZONING DISTRICT: R-4, Residential District

BACKGROUND AND PROPOSAL

The property in question is a platted rectangular lot in the Highlands Neighborhood, 120 feet by 40 feet in size. The zoning code requires a 20 foot front yard but allows a reduced front yard of 10 feet where properties have 1) alley access, 2) all parking accessed from the alley and, in the R-3 and R-4 zones, have an eight-foot wide planting strip along the fronting street. If there is a narrower or no eight-foot-wide planting strip, the reduced front yard setback is allowed only upon receiving a special property use permit. Given the presence of an alley, but lack of an eight-foot planting strip, the owner/developer have applied for a special property use permit for the reduced front yard setback since all a parking for a proposed four plex will be accessed form the alley [Exhibit A: SPU application, Exhibit B proposed building layout and design].

The lot faces Archie Anderson Park and 22nd avenue allows parking on both sides of the road. The alley behind the lot is paved with gravel/rock. The planting strip on either side appears to be 3 feet wide [Exhibit C: street view].

Neighboring land uses include:

North – single family and multiple family residences.

South – single family and multiple family residences.

East – single family residences

West – Archie Anderson Park

The Comprehensive Plan classification for the property is High Density Residential.

In accordance with LMC §19.12.090(1), written notice of the public hearing for the Special Property Use Permit petition was mailed to the applicant and to the owners of all properties adjacent to or abutting this proposal on Saturday February 27, 2021 [Exhibit D] and the property was posted with a notice of public hearing announcing the proposed land use application. Legal notice of the public hearing appeared in the Longview Daily News on Sunday, February 28, 2021 and Saturday March 6, 2021.

SEPA DETERMINATION

A State Environmental Policy Act checklist was not required.

CRITICAL AREA ORDINANCE REQUIREMENTS

There are no critical areas on the property.

APPLICABLE CODE SECTIONS

Section 19.18.010(5) of the Longview Municipal Code (LMC) requires the land use proposed to receive approval via a public hearing process, and the issuance of a Special Property Use Permit by the Appeal Board of Adjustment. The specific code citations are listed below.

For Residential Zoning Districts described in 19.20 of the Longview Municipal Code, table 19.20.020 includes uses that are permitted (“P”), not allowed, or allowed through a special property use permit (“SPU”):

Standard	Zoning District				
	R-1	R-2	R-3	R-4	TNR
Front yard setback (feet)	25	25	20	20	20
Front yard setback (alley-loading) ³	15	15	10	10	10

Notes/Additional Standards:

3. To utilize the reduced setback in any of the residential districts, alley access must be provided and all off-street parking, garages and driveways for a given lot and residence shall be located and accessed from the alley. In the R-1, R-2, and TNR districts, the reduced front yard setback applies to lots in a subdivision or short subdivision where the reduced setback was approved as part of the overall approval process for the subdivision or short subdivision. In the R-3 and R-4 districts, there shall be a minimum of an eight-foot-wide planting strip along the fronting street. If there is a narrower or no eight-foot-wide planting strip, the reduced front yard setback is allowed only upon receiving a special property use permit per Chapter [19.12](#) LMC. The term “planting strip” is defined in LMC [12.02.010](#).

LMC § 19.12.050 Power of Board – Special Property Use

1. Recognizing that there are certain uses of property that may or may not be detrimental to the public health, safety, morals and general welfare, depending upon the facts in each particular case, a limited power to issue special permits for such uses is vested, by special mention in this title, in the board.
2. The board shall have an exercise original jurisdiction in receiving, granting or denying all applications for such special property uses as are provided for in this title and shall have the power to place in such permits, conditions or limitations in its judgment required to secure adequate protection to the zone or locality in which such use is to be permitted. No special permit shall be issued by the board until after public hearing, as hereinafter provided, and until after the building official has found that all other provisions of this code, with which compliance is required, have been fulfilled.
3. No such Special Property Use Permit shall be granted by the board unless it finds:
 - (a) That 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;
 - (b) In making such determination the board shall be guided by the following considerations and standards:
 - (i) That the use will not be detrimental to the character and use of adjoining buildings and those in the vicinity,
 - (ii) That the use will not create a hazard in the immediate area either for pedestrian or vehicular traffic,
 - (iii) That adequate ingress and egress will be available for fire and other vehicular emergency equipment,
 - (iv) That adequate off-street parking will be provided to prevent congestion of public streets [LMC 19.12.050].

LMC §19.12.120 Special Property Use Permits – Time Limitation

Whenever the board by its decision authorizes the issuance of a permit for a special property use, if such building permit and/or occupancy permit is not obtained by the applicant within six months from the date of the board's decision, the board's decision shall cease to be effective.

STAFF ANALYSIS

In reviewing LMC §19.12.050, which contains the criteria that shall guide the Board during their review of this petition, staff finds the following:

- (i) *That the use will not be detrimental to the character and use of adjoining buildings and those in the vicinity.*

The applicant proposes a four-plex home with 3 bedroom units and 4 parking spaces loading from the alley. The block has homes with fairly consistent setbacks of 20 or 25 feet and a number of homes have front porches that extend 6 feet into the front yard setback as allowed. The fourplex with a 10 foot setback is unlikely to have any significant detrimental impact given the effective variety of setbacks found on the block (due to the front porches) and the condition that all parking occur in the rear of the lot.

- (ii) *That the use will not create a hazard in the immediate area either for pedestrian or vehicular traffic.*

The zoning code requires that all parking and all access to such parking shall be from the alley, thus reducing the potential hazard to pedestrians and vehicular traffic on the sidewalks and streets.

- (iii) *That adequate ingress and egress will be available for fire and other vehicular emergency equipment.*

The site is accessible from the public street and will have a fire sprinkler system installed in the building.

- (iv) *That adequate off-street parking will be provided to prevent congestion of public streets.*

22nd Avenue has parking on both sides and this portion of the block is located by the parking lot for the Park so that park visitors have options for parking if the street parking is taken. The parking provided (4 spaces) is allowed by the zoning code.

LMC §19.12.050 also requires the Board to adopt the following finding if granting the Special Property Use Permit:

- (a) *That 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 application will make improvements to a vacant lot that is relatively more difficult to develop due to its size. A residential use with a reduced front yard will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare.

As of this writing, staff has received one question but no comments from neighboring property owners.

STAFF DISCUSSION

The City's Building Official, Fire Marshal, and Public Works Department have had the opportunity to review the Special Property Use application for 285 22nd Ave and have no comments or conditions.

STAFF FINDINGS

1. 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.
2. The R-4 Residential District permits the proposed use and reduced setback subject to a granting of a Special Property Use Permit by the Longview Appeal Board of Adjustment.
3. The use as proposed meets the criteria found in LMC §19.12.050.

RECOMMENDATION

Staff recommends that the Appeal Board of Adjustment grant a Special Property Use Permit for a reduced front yard setback of 10 feet for 285 22nd Ave.

EXHIBITS

- A. Special Property Use Permit application
- B. Site plan and designs
- C. Aerial photo and street view
- D. Notice of Public Hearing

Staff Report Date: March 4, 2021



Special Property Use Permit Application to the Appeal Board of Adjustment

Community Development Department ♦ 1525 Broadway, P.O. Box 128 ♦ Longview, WA 98632 ♦ 360.442.5086/Fax 360.442.5953

Special Property Use Permit Application To the Appeal Board of Adjustment

LMC 19.12

Case Number: _____

Related Case Number: _____

THIS SECTION FOR OFFICE USE ONLY:

APPLICATION AND AUTHORIZING SIGNATURES

Each current property owner of record must sign the application or provide a letter authorizing an agent or representative to act on his or her behalf.

I hereby apply for the Special Property Use Permit as described in this application and certify that the information provided is accurate. I further certify that I am authorized to make the application and that there are no covenants, conditions, or restrictions that may limit or prohibit the Special Property Use Permit requested.

Property Owner: Robert Treacy _____ Phone: 360-513-7716 _____
(Print All Information)

Mailing Address: 6100 NW Nightshade ST Camas, WA 98607 _____ Fax: _____
(Street or PO Box)

City: Camas _____ State: WA _____ Zip: 98607 _____

Property Owner: _____ Phone: _____

Mailing Address: _____ Fax: _____
(Street or PO Box)

City: _____ State: _____ Zip: _____

Applicant: Allied Resources Group LLC/Doug Shetty _____ Phone: 503-449-5616 _____
(Print All Information)

Mailing Address: P O Box 821344 Vancouver, WA 98682 _____ Email: Richcoeresources@gmail.com _____
(Street or PO Box)

City: Vancouver _____ State: WA _____ Zip: 98682 _____

Relationship to Property Owner: Builder/General

BASIC INFORMATION ABOUT THE SITE AND PROPOSAL (attach additional pages if necessary)

Briefly describe the proposed project (land use) and/or type of business you wish to conduct: _____

Building/Construction of a Two Story 4800 SF Four-Plex Building with a 2400 SF foot print. Please
reference Site plan and Building Plans attached.

Address of Property: 22nd AVE Longview WA _____ Parcel No. # 04246

Comprehensive Plan Designation: _____ Zoning District: _____

Current Use of Property: Unused Raw Land _____

Gross land area of the site to be developed: 5000 SF _____ Square Feet 5000 SF _____ Acres

Net land area (gross land area minus land dedicated for public purposes): _____

Describe any existing structures on the site: None _____

Number and surface type of all existing driveways at the site: _____

Number, type and dimensions of existing signage at the site: _____

Describe signage proposed for the land use requested: _____

Existing zoning and land uses of adjacent properties (including across the street, if applicable):

North: Residential _____ Current Land Uses: Residential _____

South: Residential _____ Current Land Uses: Residential _____

East: Residential _____ Current Land Uses: Residential _____

West: Residential _____ Current Land Uses: Residential _____

Describe any Critical Areas identified on or located within 300 feet of the site: None _____

Describe any private wells, septic tanks, drain fields, etc. located on the site: None _____

BASIC INFORMATION ABOUT THE SITE AND PROPOSAL (CONT'D)

Proposed hours of operation: _____

Describe how parking will be accommodated for the proposed use: 4 – Parking Spaces assessable from the Alley.

Describe how the proposed use will impact traffic circulation: No noticeable impact.

To assess whether the City will need additional information and/or whether you need to obtain additional permits or applications from other departments or agencies, please answer the following questions:

Will the proposed land use:

- | | |
|--|-----------------------------|
| a) Require removal or demolition of any existing structure(s)? | Yes _____ No <u>x</u> _____ |
| b) Affect historic structures or historically significant features? | Yes _____ No <u>x</u> _____ |
| c) Require a Variance from a development standard? | Yes _____ No <u>x</u> _____ |
| d) Involve fill or removal of contaminated soils or hazardous materials? | Yes _____ No <u>x</u> _____ |
| e) Involve grading/fill over an existing public storm drain, sanitary sewer or water line? | Yes _____ No <u>x</u> _____ |
| f) Involve land that has a slope of 15% or greater? | Yes _____ No <u>x</u> _____ |
| g) Require an Environmental Checklist be submitted and reviewed under the SEPA Rules (WAC 197-11)? | Yes _____ No <u>x</u> _____ |
| h) Be located within 300 feet of a shoreline? | Yes _____ No <u>x</u> _____ |

If you answered yes to any of the above, please contact the Planning Division before submitting your application.

SPECIAL PROPERTY USE PERMIT REVIEW CRITERIA AND DEVELOPMENT STANDARDS

In accordance with LMC 19.12.050, the Appeal Board of Adjustment shall exercise jurisdiction in receiving, granting or denying applications for Special Property Uses. No Special Property Use Permit shall be issued by the Board until after a public hearing, and until after the Building Official has found that all other provisions of the Longview Municipal Code have been fulfilled.

Criteria reviewed by the Appeal Board of Adjustment include:

- 1) The proposed use is consistent with the intended character of the zoning district and the operating characteristics of the neighborhood.
- 2) The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, or that the proposal identifies acceptable mitigation measures.
- 3) The transportation system is capable of supporting the proposed land use in addition to the existing land uses in the area. Evaluation factors include street capacity and level of service, availability of off-street parking to accommodate the proposed land use, access requirements, neighborhood impacts, and pedestrian safety.
- 4) Public services for water, sanitary and storm sewer, and to ensure that fire and police protection are capable of servicing the proposed land use and the immediate area.

Criteria that the Board utilizes to review all applications is established in LMC §19.12.050.

FILING FEES:

Public Hearing Fee: Per LMC 19.06.060

SEPA Review Fee(if applicable): Per LMC 17.02.070

Total Fees: _____

Comments: _____

LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled: Date: 4:30 PM

Comments: _____

FOR STAFF USE ONLY:

- _____ Telecommunications Facility Propagation Map provided, if applicable.
- _____ Legal Description of Property.
- _____ Copy of Deed Restrictions and Restrictive Covenants (CCR's).
- _____ One copy of the property deed; and, if the applicant is not the owner, a notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.
- _____ Title Report, if applicable.
- _____ Critical Area Permit, if required.
- _____ SEPA Environmental Checklist, if required.
- _____ Certificate of Appropriateness issued by the Historic Preservation Commission, if applicable.

Comments: _____

NOTES TO APPLICANT/OWNER:

1. If the Appeal Board of Adjustment or City Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. The applicant or authorized representative must attend the Appeal Board of Adjustment public hearing and be prepared to respond to any questions the Appeal Board may have.
5. **Time limitation for Special Property Uses:** if such building permit and/or occupancy permit is not obtained by the applicant within six months from the date of the board's decision, the board's decision shall cease to be effective.

Comments: _____

SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete for a public hearing. No public hearings will be scheduled on this application until all outstanding issues have been resolved and the application is considered complete.

I/we agree that the City of Longview staff may enter upon the subject property at any reasonable time to consider the merits of the application, to make assessments, take photographs and to post public hearing notices.

I/we declare under penalty of the perjury laws that the information provided on this form/application is true, correct and complete.

Signature of Property Owner: _____

Date: Feb-4-2021

Signature of Property Owner: _____

Date: _____

Signature of Applicant: _____

Date: 02-19-2024

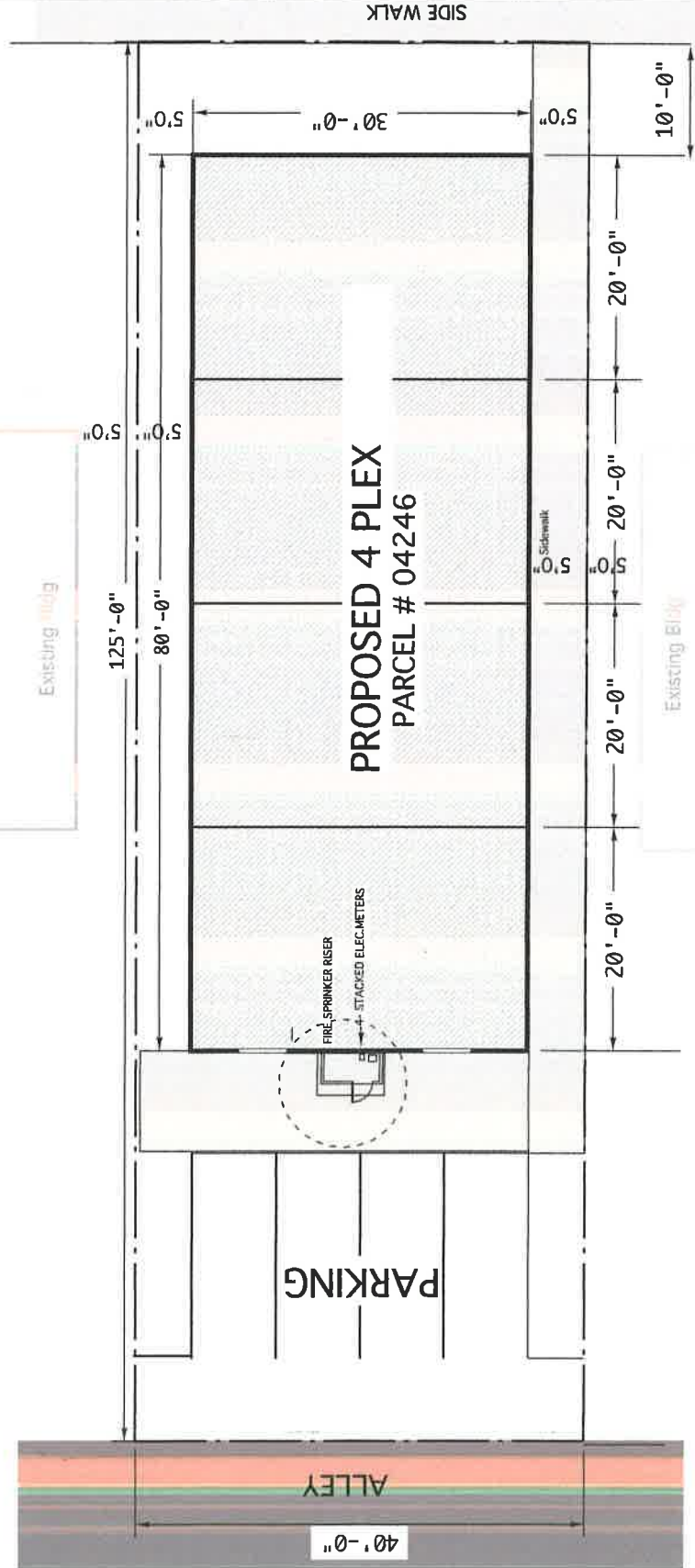
(If different than property owner)



22nd AVE

1/8" scale
2-22-21
10:00am

Total Lot Area: 5,000sf
Total Bldg Area: 2,400sf
Total Landscape: 1,300sf
Total Sidewalks: 1,300sf
No Driveway access via Alley

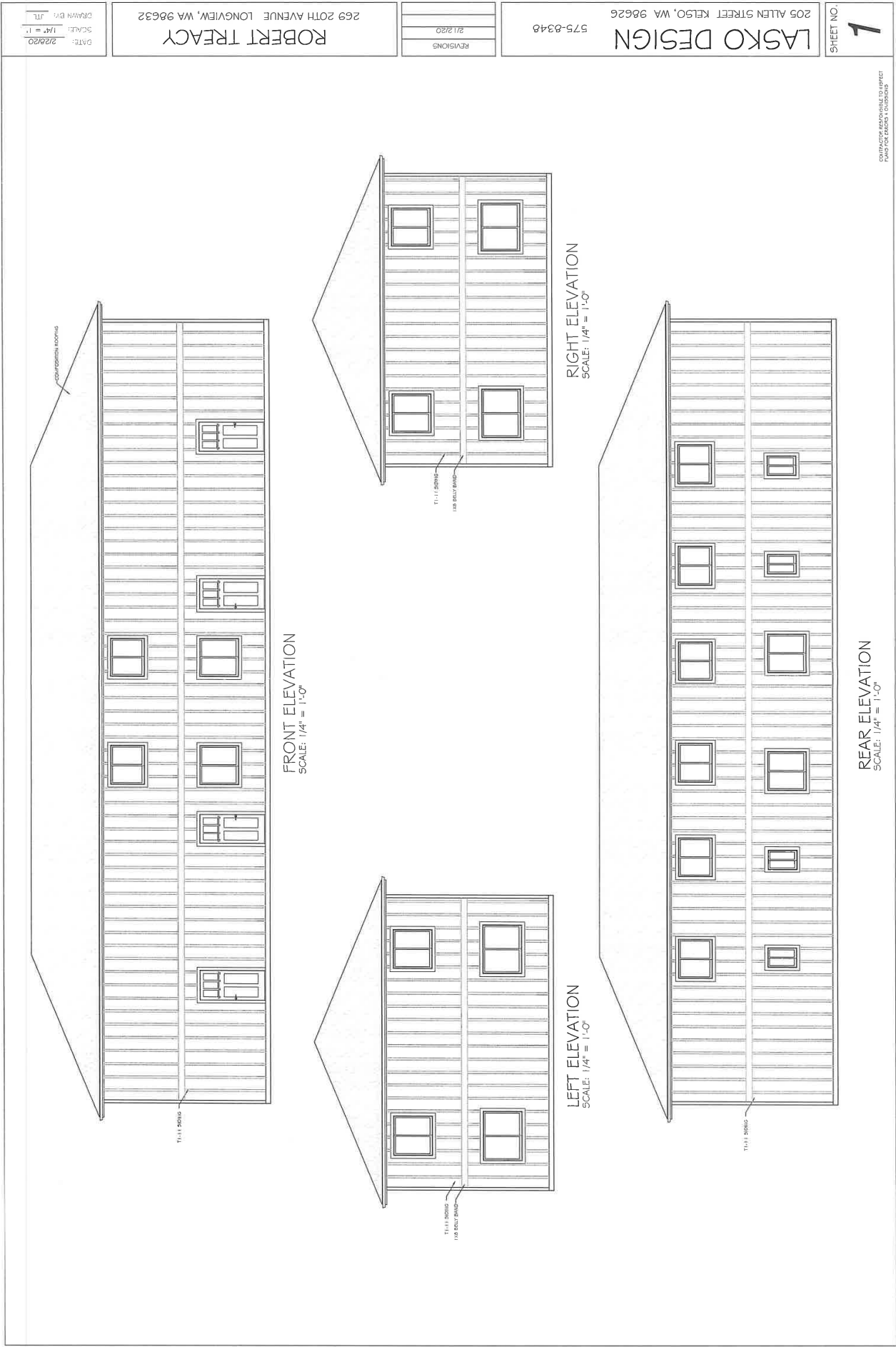


SITE PLAN

RICHARD COE
(503) 449-5616

ALLIED RESOURCES • Parcel # 04246 - 22nd Ave Longview Washington





CONTRACTOR RESPONSIBLE TO VERIFY
PLANS FOR LOCAL ORDINANCES

SHEET NO.

2

LASKO DESIGN

575-8348

205 ALLEN STREET KENSO, WA 98626

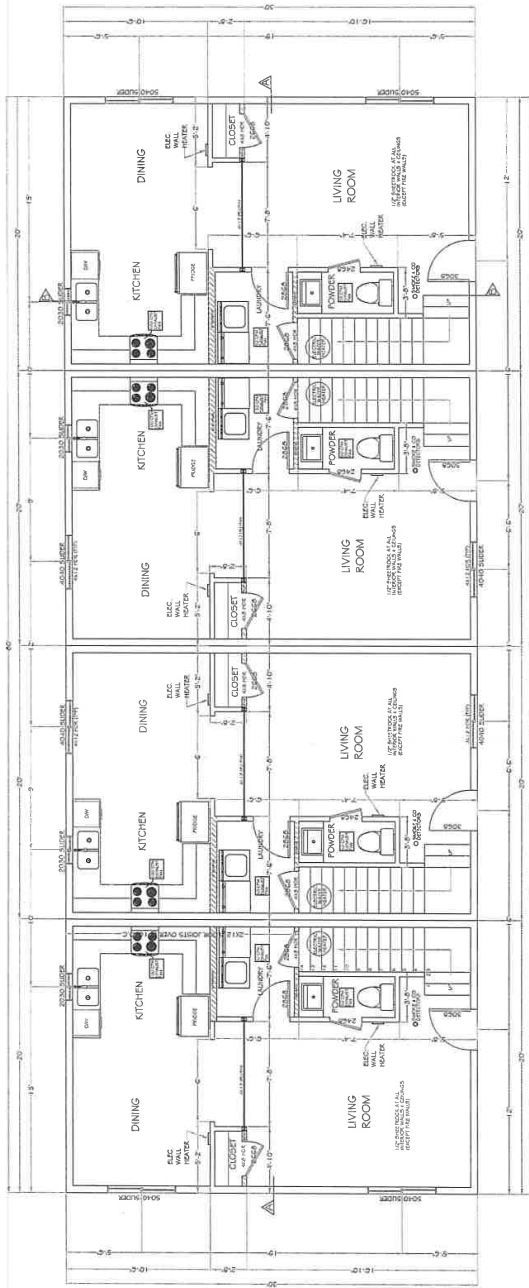
REVISIONS

2/12/20

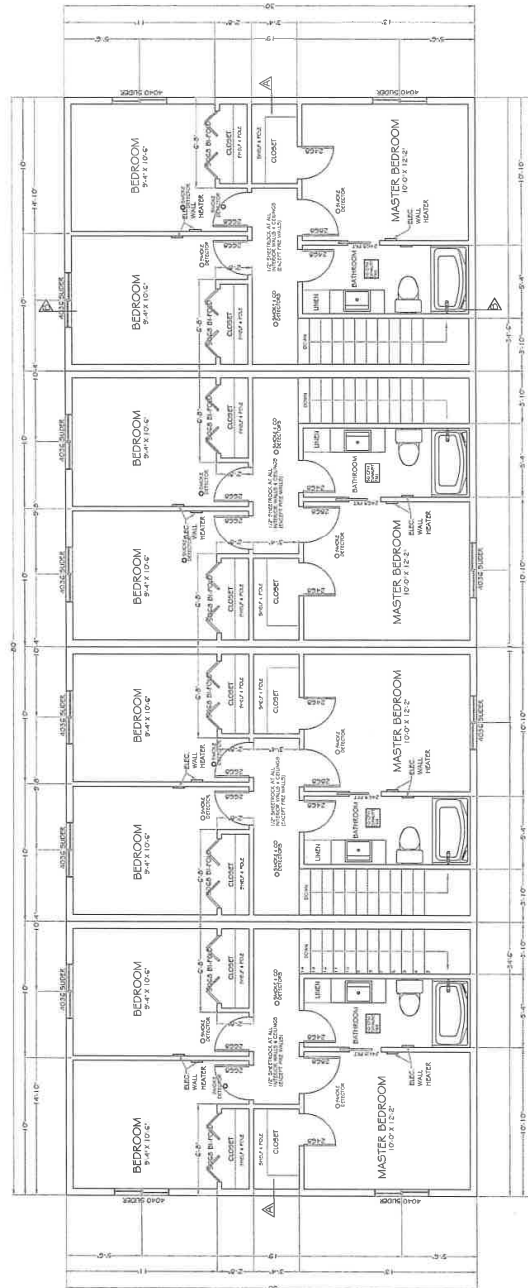
ROBERT TREACY

269 20TH AVENUE LONGVIEW, WA 98632

DATE: 2/28/20
SCALE: 1/4" = 1'
DRAWN BY: JT



LOWER FLOOR
SCALE: 1/4" = 1'-0"



UPPER FLOOR
SCALE: 1/4" = 1'-0"

OCCUPANCY CLASSIFICATION - R2
CONSTRUCTION CLASSIFICATION - TYPE V
EXTERIOR WALLS PER IBC TABLE 602 - 1 HR.
5/8" TYPE X GYPSUM EACH SIDE OF EXTERIOR WALLS
EXTERIOR OPENINGS PER IBC TABLE 705 &
SIDE WALLS - > 20" TO CENTERLINE OF STREET OR ALLY - NO LIMIT
FIRE SPRINKLER SYSTEM - NFPA 13R
FLOOR FINISHES - 1/2" MIN. THICKNESS
FLOOR FINISHES - 1/2" MIN. THICKNESS
FLOOR FINISHES - 1/2" MIN. THICKNESS
TOTAL LIVING SPACE PER UNIT - 1,150 SQUARE FEET
TOTAL LIVING AREA - 4600 SQUARE FEET

LINE	DESCRIPTION	AMOUNT
1	CONTINUOUS WHOLEHOUSE VENTILATION	1.00
2	ENERGY CODE CREDITS - 1.5 REQUIRED EACH APARTMENT	1.50
3	48 CFM REQUIRED	1.00

Google Maps 289 22nd Ave

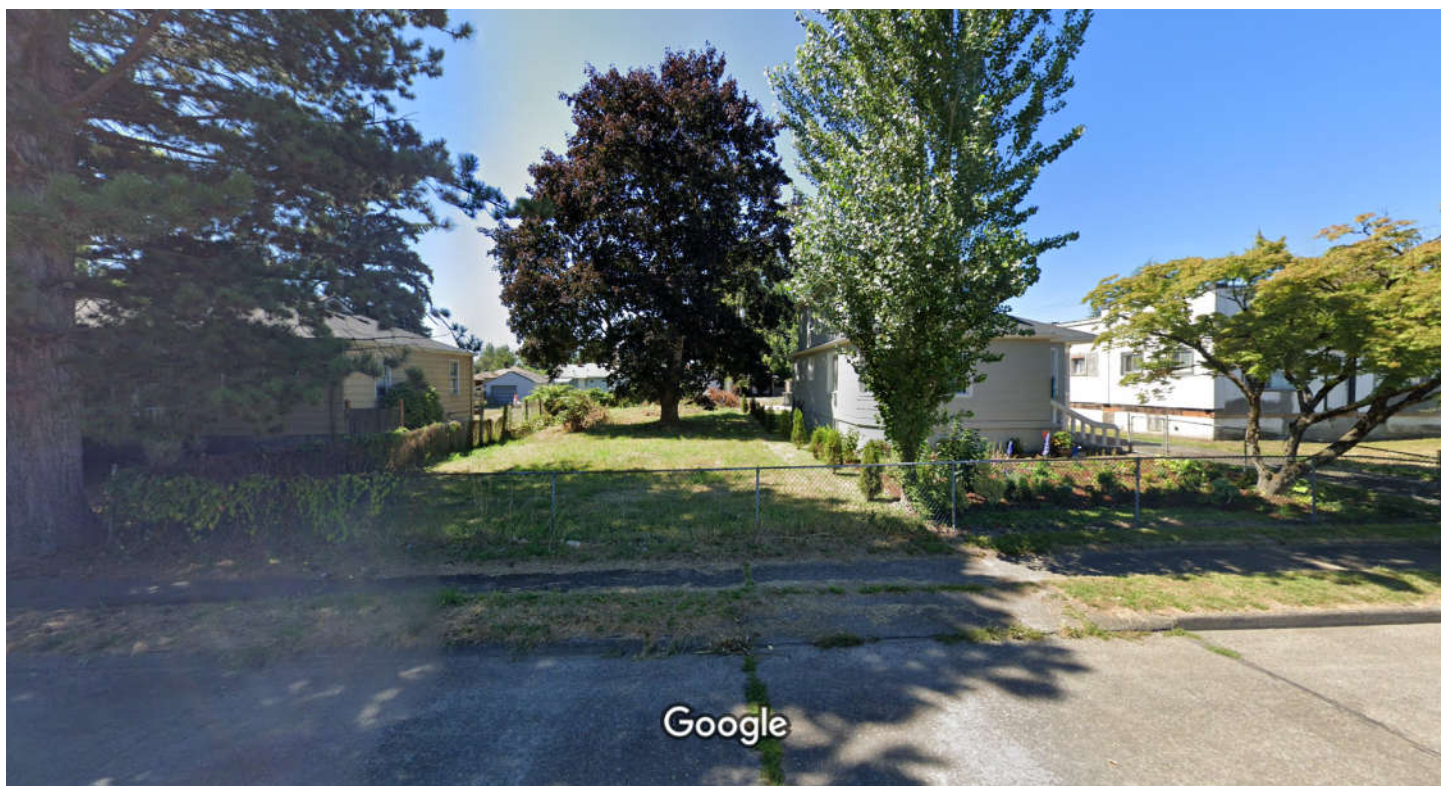
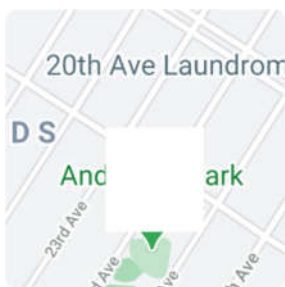


Image capture: Jul 2019 © 2021 Google

Longview, Washington

Google

Street View





NOTICE OF *Virtual* PUBLIC HEARING
Longview Appeal Board of Adjustment
Tuesday, March 9, 4:30 pm on Zoom.us

Case No: ABA 2021-2

Applicant: Allied Resources Group LLC/Doug Sheddy representing the owner.

Location: 285 22nd Ave 16th Ave. Parcel number involved: 04246 (vacant lot)

Request: Special Property Use Permit to allow a reduced front yard setback of 10' in the R-4 residential zone for a property without an 8' wide planting strip along the fronting street.

Why You Are Receiving This Notice: You own real property located adjacent to or abutting the property affected by the Special Property Use request. The Longview Municipal Code requires all property owners owning real property located adjacent to or abutting a land use proposal subject to a public hearing to be notified of the proposal and of the hearing date, place, and time. Contact: Adam Trimble, Planner 360-442-5092

The associated documents are available for review and will be online at mylongview.com under 'Agendas & Minutes' one week before the hearing.

Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for 4:30 P.M. Tuesday, March 9, 2021 on the *virtual* meeting platform Zoom (online or phone-in) where comments may be made by phone or video chat.

A link for joining a virtual meeting will be published with an online agenda: Visit mylongview.com under 'Agendas & Minutes'. Public comment can be submitted in advance to adamt@mylongview.com Please contact the City Clerk's Office at 360-442-5041 for virtual meeting accessibility information. To attend, go online to [Zoom.us/join](https://zoom.us/join) or call 1(253) 215 8782. Use:

Meeting ID: 844 0669 5407 Passcode: 1923

Comments: If you would like to provide comments in writing on this proposal, please submit them **no later than 4:00 p.m. Tuesday, March 9, 2021** to the City of Longview Community Development Department, PO Box 128, Longview, WA 98632, **ATTN: Adam Trimble, Planner**. For electronic submissions, provide your comments along with full name, address and contact information to adamt@mylongview.com Re: ABA 2021-2

Attachment: Proposed site plan

