



City of Longview

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

Minutes

Agenda

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Meeting ID: 844 0669 5407 Passcode: 1923
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Appeal Board of Adjustment

Tuesday, March 9, 2021

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 4:30 p.m.

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

Staff Present: Adam Trimble, Planner; James McNamara, City Attorney; Ken Hash, Public Works Director; Sam Barham, Engineer; Jon Dunaway, LFD Fire Marshall and Nancy Vandehey, Administrative Assistant

Audience: Rachell Coffee, Heidi Hubler, Pam Casey, Melissa Maslyn, and Richard Coe

2. **APPROVAL OF MINUTES**

21-000602 MINUTES OF THE AUGUST 4 SPECIAL MEETING

A motion was made by Steven Dahl, seconded by Dan Petersen, that the minutes from the August 4, 2020 meeting be accepted and approved. This passed unanimously.

3. **AUDIENCE PARTICIPATION OR 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 record by Adam Trimble and there was no comments from the audience.

5. PUBLIC HEARINGS

Adam Trimble noted that Chairman Mark Backstrom has a conflict of interest with the Three Rivers Christian School. He will be recusing himself for the ABA 2021-1 item and asked the Board to reverse the agenda order and hear item ABA 2021-2 first. The Board agreed and the items were reordered.

21-000603 ABA 2021-1 (Corrected from 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.

Nancy Vandehey pointed out a clerical error. The numbering of this item was incorrect on the agenda and staff report. The item should be ABA 2021-1 on both. The attached application is correct with ABA 2021-1.

Chairman Mark Backstrom recused himself and left the meeting. Adam Trimble confirmed he was no longer shown in attendees.

Adam Trimble read the staff report and findings into record. Noting the Neighboring land uses under East and West were switched and under Recommendation the property is located east of the existing school. Arthur Chang inquired if the lots would legal size if the property lines were adjusted. Adam confirmed they would still be oversized legal lots. The school will continue to share parking lots with the Baptist Church. Steven Dahl ask if the Fire Department requests were achievable. Jon Dunaway confirmed that the school was prepared to make the necessary changes to the gravel road to reach the greenhouse in case of a fire. The greenhouse will not be a used as a classroom and occupied by a very limited number of staff or students at any given time. It is not listed as a commercial building. Adam Trimble noted that he received a phone call from a neighboring property owner and explained that the proposal was just an expansion of the existing campus, not an expansion of the school. There is no proposal for a new high school on this campus.

Vice Chairman Roger Peters opened the public hearing. Rachell Coffee, representing the Three Rivers Christian School as well as a renter of the school owned property at 2554 Ocean Beach Highway, spoke in favor of the request. The school is wishing to cultivate their agriculture program under their master plan to provide more learning opportunities for the students. They currently have children from 4 weeks old in child care to students in 6th grade on this campus. There was no audience opposition speakers.

Vice Chairman Roger Peters asked if the timing requirements would be an issue. Rachell Coffee confirmed that the school was ready to proceed with applying as soon as they get approval. Adam Trimble confirmed that the school would need to apply within 6 months of approval. The work does not need to be completed within 6 months.

Steve Dahl made a motion to accept the staff findings and grant a Special Property Use permit to the Three Rivers Christian School at 2610 Ocean Beach Highway to expand its campus into approximately 3.34 acres of property located east of the existing school as shown in Exhibits B, C and D. Dan Petersen seconded and the item was approved unanimously.

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.

Adam Trimble read the staff report and findings into record and reviewed exhibits on screen. Dan Petersen noting the Neighboring land uses under East and West were switched. Dan Petersen asked about the concrete pad on the shared property line. Heidi Hubler, 289 22nd Ave, confirmed it's a vacant concrete pad that was in place before the previous owner divided the lot and sold to them. Arthur Chang asked for clarification on the baths - 1.5 or 2 baths. Adam Trimble stated they had only applied for the hearing, not for the actual building and he didn't distinguish between a half or full bath. Adam Trimble read an email from neighbor, Heidi Hubler of 289 22nd Avenue into record. Adam Trimble discussed some of the items within the email from a Staff perspective. Zoning is high density R4, however the neighborhood was built out as single family homes and there is a City Council initiative to make development of more housing simpler, easier and less burdensome. The Planning Commission then made some changes. One was reducing the parking requirements and reducing the front yard set backs in certain zoning areas. Chairman Mark Backstrom inquired about front and rear setbacks, exhibit measurements and parking spot widths. Adam Trimble confirmed setbacks, noted the exhibit is incorrect (lot is 120" not 125') and the parking spots would be two 8.5' and two 9' spots. Arthur Chang and Dan Petersen wanted to know about alley loading and parking enforcement. Adam Trimble clarified that the requirement is for 4 spots in the alley, no parking in front yard set back and residents would still be allowed to park on the street. Adam mentioned that Council is asking for more low income housing. Steve Dahl questioned the lack of Fire comments being so close to the street. Adam Trimble referred to the same plans already being approved and built on 20th. Steve Dahl stated that this project would be detrimental to the neighbors. Chairman Mark Backstrom inquired about asking for a 15' set back. City Attorney Jim McNamara confirmed that the Board direction is to approve or deny the request. Vice Chairman Roger Peters asked about overnight parking in the Archie Anderson park lot. It was confirmed that overnight parking is not allowed by neighbor Melissa Maslyn. Adam Trimble confirmed that parking would be alley access only and the front yard approach would be removed after Dan Petersen inquired.

Public Hearing was opened. Heidi Hubler, 289 22nd spoke against. She questioned the doors being on the side of the house. Adam Trimble and Art Chang confirmed they will be opposite side of her house on the South side. Sam Barham confirmed the door in the alley was for fire system maintenance access only. Vice Chairman Roger Peters asked Heidi Hubler when they purchased the property. Heidi Hubler stated that they purchased in September 2018. Melissa Maslyn, 275 22nd Ave, also spoke against. She had concerns with parking, especially with a police station satellite office being built in the park. She also is concerned about the bump out of this project compared to the alignment of the other houses on the street. Richard Coe, contractor for this project, spoke in favor. They built the projects on 20th Ave. They are built nice and could be owner occupied, are professionally managed and kept up nice. Arthur Chang asked why they didn't build a smaller duplex type unit that would not require this approval. Richard Coe stated as they are building 5 units just 4 blocks away, he was trying for more density. Chairman Mark Backstrom inquired about moving the unit back from the street and Richard Coe confirmed they would using the same plan as the units on 20th. Public Hearing was closed.

Steven Dahl made a motion to deny per LMC 19.12.050 as this project would be injurious to the neighborhood and otherwise detrimental to the public health, safety, morals and general welfare.

Vice Chairman Roger Peters seconded after City Attorney Jim McNamara confirmed that motion and second was necessary to continue with Board Discussion. Steven Dahl stated that the value of neighboring homes would go down with the extra sticking out in the front yard. A tri-plex would fit and 4-plex does not. Dan Petersen agreed that it doesn't pencil out with parking concerns, the project sticking out and a 3-plex fits better where as a 4-plex would be detrimental. Vice Chairman Roger Peters concurred with Steve and Dan pointing out the Hubler site line visibility would be eliminated and this project would not be consistent with the neighborhood. Arthur Chang worried about quality of life with having a 10'-15' sheer wall, stating he believes it would do more harm than good.

Chairman Mark Backstrom called to question. The request was denied unanimously.

6. **OTHER BUSINESS**

7. **ADJOURNMENT**

Adam Trimble noted that he would most likely be cancelling the April meeting. He welcomed Arthur Chang to the board.

The meeting adjourned at 6:13 p.m.