



City of Longview

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

Minutes

Join Virtual Zoom Meeting

<https://us02web.zoom.us/j/84171839976?pwd=NGhUbWg4MGRVN3Arb1BiTEY2bDFoUT09>

Meeting ID: 841 7183 9976 Passcode: 1923 or call in: +1 253 215 8782 US (Tacoma)

Appeal Board of Adjustment

Tuesday,
November
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, Arthur Chang

Excused: Steven Dahl

Staff Present: Adam Trimble, Planner; Christopher Eastwood, Assistant City Attorney; Sam Barham, Engineer; and Nancy Vandehey, Administrative Assistant

2. APPROVAL OF MINUTES

A motion was made by Dan Petersen, seconded by Roger Peters, that the minutes from the June 8, 2021 meeting be accepted and approved. This passed unanimously.

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

21- Public Comments for ABA 4&5 received to date (after agenda posted)
0001064

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.

5. PUBLIC HEARINGS

21- ABA 2021-4 & ABA 2021-5: Special Property Use permit to allow a lesser number of off-street parking spaces for a proposed development. Three spaces are required, the applicant requests to reduce to one space per LMC 19.78.100(4)(f). Note that LMC 19.78.100(4)(e) allows the applicant to count 1 on-street space for legal parking effectively allowing no on-site parking.
0001044 A Variance is requested from the setback requirements of LMC 19.20.030 for buildings in the R-4 zone to reduce the front yard setback from 20 feet to 8 feet and the side yard setback on a corner lot, street flanking side from 15 feet to 11 feet and the rear yard setback from 10 feet to 6 feet.

Recommendation: Motion to adopt the findings and recommendation of the staff report and grant a variance as requested for 807 Hudson Street.

Motion to adopt the findings and recommendation of the staff report and grant a special property use permit as requested for 807 Hudson Street.

Adam Trimble read the staff report and findings into record. A correction was made - the date of the mailing was October 29th, not November 29th. The intent of the application is for 3 single family dwellings on one lot.

The public hearing was opened.

Larry Wood, Longview, spoke in favor. This is a way to target housing for those that need it the most. We need creative housing solutions. Not section 8 housing. He hopes to keep the rent under \$700.

Steve Blankenship, Olympia, spoke against. He is the owner of the 8-plex on the neighboring parcel. They have maintained the empty lot for 14 years. His tenants currently complain that there isn't enough parking, so he's against eliminating the parking requirements. The proposed 6' variance isn't enough room between buildings. He needs to get a ladder in that space to clean 2nd story windows. Tiny homes in Seattle increased crime in the area.

Larry Wood spoke again. He has not paid for landscaping and will work on maintenance. There's a pride in ownership. These will not be free homes. He can't sell them individually, but will rent them out individually.

Adam Trimble read four emails he received into record. Clark Carroll asked for a bike parking to be added. Catherine Setere is opposed based on parking and variances. George Winn asked for bike parking requirements. Dave Fine would be in favor if bike parking is added; if not, he's opposed.

The public hearing was closed.

Board discussion included site distance on the corner and fire concerns. Plans have been reviewed and there are no concerns.

Arthur Chang made a motion for item 2021-4 to adopt the findings and recommendation of the staff report and grant a variance to reduce the required setbacks as requested for 807 Hudson Street. Roger Peters seconded. This passed unanimously.

Arthur Chang made a motion for item 2021-5 to adopt the findings and recommendation of the staff report and grant a special property use permit to reduce the off street parking by 2 spaces for the development of three multiple family dwellings as requested for 807 Hudson Street with a requirement to install bike parking as determined. Storage and parking could be outside or inside the structures. This failed due to lack of second.

Dan Petersen made a motion for item 2021-5 to adopt the findings and recommendation of the staff report and grant a special property use permit to reduce the off street parking by 2 spaces for the development of three multiple family dwellings as requested for 807 Hudson Street. Roger Peters seconded.

There was a discussion on bike racks and storage options, placement locations and enforcement. Currently, there is no code to require these.

The public hearing was reopened. Larry Wood won't disagree and would work with the (Complete Streets) committee to work it into the design and not place racks in the ROW. The public hearing was closed again.

The board discussion focused on the lack of code to enforce and no amendment to the motion was presented. Dan stated that this is a service to the community and he is making the most use of the land.

Motion as written was approved unanimously.

21-0001045 ABA 2021-6 Special Property Use permit request to create a detached accessory dwelling unit in the R-1 zone in an existing detached building per LMC 19.22.020 at 2322 40th Ave.

Recommended Action: Motion to adopt the findings of the staff report and grant a special property use permit.

Adam Trimble read the staff report and findings into record. It was noted that the address in the title on the agenda is incorrect - 2303 34th, not 2322 40th. Staff report is correct.

Public hearing opened and closed with no discussion.

Dan Petersen made a motion to grant a Special Property Use permit for the establishment of a

detached accessory dwelling unit in the R-1 Residential District at 2303 34th Ave. Arthur Chang seconded. This passed unanimously.

6. OTHER BUSINESS

21- Set Special Meeting for December 7, 2021
0001049

Board members stated their availability for a Special Meeting on December 7th.

7. ADJOURNMENT

The meeting was adjourned at 6:07 pm.