



City of Longview

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

Minutes

Agenda

Appeal Board of Adjustment

Tuesday, October 10,
2023

4:30 PM

Longview Council Chambers

1. HYBRID MEETING DETAILS

23-001560 Please click the link to join the webinar: <https://us02web.zoom.us/j/81922908550>
Webinar ID: 819 2290 8550

Or Telephone:

+1 253 205 0468 US; +1 253 215 8782 US (Tacoma);
+1 346 248 7799 US (Houston); +1 408 638 0968 US (San Jose)

2. CALL TO ORDER

The meeting was called to order at 4:30 pm.

3. ROLL CALL

In attendance: Mark Backstrom, Chair; Dan Petersen; Steven Dahl; Arthur Chang

Recused: Roger Peters, Vice Chair;

Staff: McAllister Kosar, Planner; Dana Gigler, City Attorney; Chris Collins, Assistant Public Works Director; Nancy Vandehey, Admin Assistant

4. APPROVAL OF MINUTES

23-001577 MINUTES FROM SEPTEMBER 12, 2023

Steve Dahl, seconded my Arthur Chang, made a motion to approve the minutes as presented. This passed unanimously.

5. AUDIENCE PARTICIPATION OF CORRESPONDENCE

23-001576 4.1 Oral Communications

Persons in the audience may discuss business not scheduled on this agenda or any item of interest within the jurisdiction of the Appeal Board of Adjustment. This Board will listen to all communication, but in compliance with the Washington Open Public Meetings Act, will not take any action on items that are not listed on the agenda.

4.2 Written Communications.

Correspondence for the Appeal Board of Adjustment received after preparation of this agenda.

Written communications were emailed to the board and printed in hard copy. One item will be presented during the hearing by the sender.

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

None.

7. **PUBLIC HEARINGS**

23-001561 ABA 2023-4 726 3RD AVE VARIANCE FOR METAL PROCESSOR/VEHICLE WRECKING WITHIN 500' OF A RESIDENTIAL DISTRICT

STAFF RECOMMENDATION: MOTION TO ADOPT THE STAFF ANALYSIS AND FINDINGS AND GRANT A VARIANCE TO HOWARD SMITH AT 726 3RD AVE, PARCEL 10100 FOR METAL PROCESSOR/VEHICLE WRECKING WITHIN 500' OF RESIDENTIAL DISTRICT.

Mac Kosar shared a brief overview of the item being presented from his staff report. Mac stated that there was a scrivener's error (Page 9 of the packet) of 1000', when it should read 500' and provided an image to show the measurements. Board discussion included correspondence with neighbors, surrounding property use, and environmental issues. The public hearing opened at 4:41.

Mike DeSpain, Carl's Towing, spoke in favor.

Robert Smith, Howard's son, spoke in favor.

Howard Smith, spoke in favor and answered questions from the board.

Roger Peters spoke against.

Eric Oswalt spoke against.

Robert Felts spoke against.

The public hearing closed at 5:36. The nearby wrecking yard and housing development were discussed. Noise and equipment use were considered. Steve Dahl asked if conditions could be tied to an approval. Mac and Mark both agreed it had been done in the past. The board talked over the criteria of 4 items that must be used to come to a decision. WAC 308-63-070 was reviewed.

Steve Dahl, seconded by Arthur Chang, made a motion to deny the application because this would be detrimental to the properties or the improvements in the vicinity in the zone that the subject property is situated. The vote passed with a 3-1 vote - in favor Mark Backstrom, Steve Dahl, and Dan Petersen; opposed Arthur Chang.

After this item, a short break was taken.

23-001562 ABA 2023-5 5746 MT. SOLO RD PUD GARDEN VARIANCE

STAFF RECOMMENDATION: MOTION TO ADOPT THE STAFF ANALYSIS AND FINDINGS AND GRANT A VARIANCE TO PERMIT A COMMUNITY GARDEN/GARDENING OF VACANT LAND AT 5746 MT. SOLO RD CITING THE POSITIVE IMPACTS.

Mac Kosar highlighted the staff report for the board. The public hearing opened at 6:05.

Alice Dietz spoke in favor.

The public hearing closed at 6:07. There was a discussion about a variance needed for a garden shed.

Dan Petersen, seconded by Arthur Chang, made a motion to adopt the staff analysis and findings and grant a variance to permit a community garden/gardening of vacant land at 5746 Mt Solo Rd. This passed unanimously.

8. **OTHER BUSINESS**

9. **ADJOURNMENT**

The meeting was adjourned at 6:09 pm.