



City of Longview

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

Minutes

Agenda

Appeal Board of Adjustment

Monday, January 29,
2024

4:30 PM

Longview Council Chambers

1. HYBRID MEETING DETAILS

23-001866 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)

There is no recording found for this meeting. Reason unknown.

2. CALL TO ORDER

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

3. ROLL CALL

In attendance: Mark Backstrom, Chair; Roger Peters, Vice Chair; Dan Petersen; Steven Dahl (arrived at 4:37); Arthur Chang

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

4. ELECTION OF OFFICERS

Clerk Nancy Vandehey called for nominations for the position of Chair. Mark Backstrom was nominated by Dan Petersen. Upon a vote duly held, Mark Backstrom received the required majority of votes and elected to serve as Chair.

Clerk Nancy Vandehey called for nominations for the position of CoChair. Roger Peters was nominated by Dan Petersen. Upon a vote duly held, Roger Peters received the required majority of votes and elected to serve as CoChair.

5. APPROVAL OF MINUTES

23-001867 MINUTES FROM DECEMBER 12, 2023

Roger Peters made a motion, seconded by Dan Petersen, to approve the minutes as presented. This passed unanimously.

6. AUDIENCE PARTICIPATION OF CORRESPONDENCE

7. DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS

Mac Kosar read the declaration and there were no objections.

8. PUBLIC HEARINGS**23-001868 ABA 2023-7 SALVATION ARMY HYGIENE CENTER SPECIAL PROPERTY USE PERMIT
RECOMMENDED ACTION: APPROVAL OF THE SPECIAL PROPERTY USE PERMIT
APPLICATION FOR THE SALVATION ARMY HYGIENE CENTER AT 1629 AND 1639 10TH
AVE.**

Mac Kosar highlighted his staff report, reading his staff findings and recommendations into record. Noting a scrivener's error under staff findings #2 - should read R4 not R1 and under #3 should read LMC 19.12.050 not 19.22.020. Chairman Backstrom opened the Public Hearing.

Major Phil spoke in favor of the application.

Jared, architect on this project, spoke in favor of this application.

The public hearing was closed. Board and applicant discussion included the location of a 2nd set of washer & dryer.

Roger Peters, seconded by Arthur Chang, made a motion to approve the special property use permit application for the Salvation Army Hygiene Center. Steve Dahl voted against. The others in favor. The motion passed.

**23-001869 ABA 2023-8 3232 LAUREL RD DETACHED ADU SPECIAL PROPERTY USE PERMIT
RECOMMENDED ACTION: APPROVAL FOR A SPECIAL PROPERTY USE PERMIT FOR
THE ESTABLISHMENT OF A DETACHED ACCESSORY DWELLING UNIT IN THE R-1
DISTRICT, AT 3232 LAUREL RD.**

Mac Kosar highlighted his staff report, reading his staff findings and recommendations into record.

Discussion included that the house being built will become the primary home and the existing house will become the ADU - atypical to the normal applications.

Chairman Backstrom opened the public hearing and closed the public hearing with no one speaking in favor or against.

Discussion included the square footage of the existing house and Mac Kosar confirmed that the homeowner needs to live in one of the two houses on the property.

Steve Dahl, seconded by Arthur Chang, made a motion to approve a staff recommendation for the establishment of a detached accessory dwelling unit in the R-1 District, at 3232 Laurel Rd.

9. OTHER BUSINESS**10. ADJOURNMENT & NEXT MEETING FEBRUARY 13TH**

We anticipate regular meetings in February and March. Arthur Chang may be unavailable for the March meeting. The meeting was adjourned at 5:00 pm.