



City of Longview

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

Agenda

Appeal Board of Adjustment

Tuesday, May 14, 2024

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

24-00440 Please click the link to join the webinar: <https://us02web.zoom.us/j/81922908550>

Webinar ID: 819 2290 8550

Or Telephone: (253) 205 0468; or (253) 215 8782; or (346) 248 7799

2. **CALL TO ORDER**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

24-00439 MINUTES FROM APRIL 9, 2024

5. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

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

7. **PUBLIC HEARINGS**

24-00407 ABA 2024-3 SPECIAL PROPERTY USE 2126 CASCADE WAY DETACHED ADU
RECOMMENDED ACTION:

MOTION TO ACCEPT STAFF FINDINGS FOR ABA 2024-3 AND GRANT A SPECIAL
PROPERTY USE PERMIT FOR THE ESTABLISHMENT OF A DETACHED ACCESSORY
DWELLING UNIT IN THE R-1 DISTRICT, AT 2126 CASCADE WAY.

8. **OTHER BUSINESS**

9. **ADJOURNMENT**



Minutes

Agenda

Appeal Board of Adjustment

Tuesday, April 9, 2024

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

24-00308 Please click the link to join the webinar: <https://us02web.zoom.us/j/81922908550>
Webinar ID: 819 2290 8550
Or Telephone: (253) 205 0468; or (253) 215 8782; or (346) 248 7799

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; Arthur Chang
Staff: McAllister Kosar, Planner; Sam Barham, City Engineer; Nancy Vandehey, Admin Assistant*

4. **APPROVAL OF MINUTES**

24-00309 **MINUTES FROM MARCH 12, 2024**

The minutes were approved unanimously as presented.

5. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None.

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

Mac Kosar read the declaration into record and there were no objections.

7. **PUBLIC HEARINGS**

24-00310 **ABA 2024-3 2126 CASCADE WAY SPECIAL PROPERTY USE PERMIT FOR DETACHED ACCESSORY DWELLING UNIT**

RECOMMENDED ACTION:

MOTION TO ACCEPT THE STAFF FINDINGS FOR ABA 2024-3 AND GRANT A SPECIAL PROPERTY USE PERMIT FOR THE ESTABLISHMENT OF A DETACHED ACCESSORY DWELLING UNIT IN THE R-1 DISTRICT, AT 2126 CASCADE WAY.

Mac Kosar highlighted the staff report. He noted a scrivener's error on the staff discussion - not Maple street.

Without a representative at this hearing, Steve Dahl, seconded by Dan Petersen, made a motion to table

this item until a representative can attend. This passed unanimously.

24-00311 ABA 2024-4 250 INDUSTRIAL WAY SPECIAL PROPERTY USE PERMIT FOR TOWER EXCEEDING 60 FEET

RECOMMENDED ACTION:

MOTION TO ACCEPT THE STAFF FINDINGS FOR ABA 2024-4 AND GRANT A SPECIAL PROPERTY USE PERMIT FOR THE PROPOSED STRUCTURE IN THE HEAVY INDUSTRIAL DISTRICT, AT 250 INDUSTRIAL WAY.

Mac Kosar highlighted the staff report and read the findings into record. Discussion include the status of the application review and the 6 month timeline for permitting.

The public hearing opened at 4:44 and Scott Mork spoke in favor of the project and answered questions from the board. The public hearing closed at 4:46.

Steve Dahl made a motion, seconded by Arthur Chang, to accept the staff findings for ABA 2024-4 and grant a special property use permit for the proposed structure in the Heavy Industrial District, at 250 Industrial Way. This passed unanimously.

8. OTHER BUSINESS

9. ADJOURNMENT

We anticipate a meeting in May returning with the ADU item.

The meeting was adjourned at 4:47 pm.



STAFF REPORT
to the
LONGVIEW APPEAL BOARD OF ADJUSTMENT

PRESENTED BY: McAllister Kosar, Planner

HEARING DATE: May 14, 2024

APPLICATION NO.: ABA 2024-3

APPLICANT: James Lasko

PROPERTY OWNER: James Lasko

REQUEST: Special Property Use Permit in accordance with LMC § 19.22.025 to establish a detached accessory dwelling unit.

LOCATION: 2126 Cascade Way, Parcel number involved: 05200

ASSOCIATED CASES: N/A

ZONING DISTRICT: R-1 Residential District

BACKGROUND AND PROPOSAL

The property owner of 2126 Cascade Way proposes to establish a detached accessory dwelling unit (ADU) on their property [Exhibit A Application and Exhibit B site plan]. The lot is ~34,000 Sqf and approximately 245 feet wide along Cascade Way. The proposal is to make use of the accessory garage and create an ADU. Accessory dwelling units, sometimes referred to as mother-in-law apartments, are allowed in all residential zones, however, detached units are permitted as a Special Property Use. The unit may share utilities with the home or construct separate utilities. The proposed layout for the ADU includes 1,020 sqf of living, 2 beds, 1 bath.

As part of the permit process, the owners will be asked to sign an affidavit stating their agreement to use the property only in accordance with the requirements of 19.22.025 of the

Longview Municipal Code, which requires the owner of the property to reside in either the ADU or the principal home.

Neighboring land-uses include:

North – single family residences.

South – single family residences.

East – single family residences.

West – single family residences.

The Comprehensive Plan classification for the site 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. [Exhibit C].

The property was posted with a notice of public hearing announcing the proposed special property use application. Legal notice of the public hearing appeared in the Longview Daily News. No comments have been provided as of the date of this report.

SEPA DETERMINATION

Not required.

CRITICAL AREA ORDINANCE REQUIREMENTS

None.

APPLICABLE CODE SECTIONS

Section 19.22.025(8)(a) 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.

19.22.025 Accessory dwelling units.

(7) Standards for Detached ADUs. In the event that the appeal board of adjustment grants a special property use permit for the construction of a detached ADU (i.e., an ADU that is not added to or created within the single-family dwelling) in accordance with LMC 19.12.055, all of the provisions of this chapter shall be applicable thereto. In addition, the following provisions shall be applicable to such detached ADUs:

(a) Landscaping may be provided for the privacy and screening of adjacent properties. Tall vegetative landscaping may be required between any windows or decks facing adjacent residential properties.

(b) Two-story, detached accessory dwelling units may be designed to protect the privacy of adjacent residential uses.

(c) Detached accessory dwelling units are not permitted in townhouse, zero lot line detached housing, or attached zero lot line housing developments. (c) The lot or tract of land upon which such ADU is to be constructed has no direct access to an alley or any street other than the street upon which the single-family dwelling to which the ADU is accessory fronts;

(8) Special Property Use Hearings.

(a) All proposed detached ADUs shall require a special property use permit be granted by the appeal board of adjustment with consideration of impacts to privacy of neighboring properties. Where practical, locate and design the ADU to minimize disruption of privacy and outdoor activities on adjacent properties. Strategies to accomplish this include, but are not limited to: window staggering, entries face away, no overlooking decks, landscaping.

(b) In its consideration of an application, the board shall evaluate:

(i) Compliance with subsections (8)(a) and (b) of this section.

(ii) Window locations.

(iii) Impacts from shading of neighboring properties, specifically solar access and impacts to existing solar collection systems, photo-voltaic or solar heating.

19.12.055 Special property use – Detached accessory dwelling units (ADU).

Subject to the provisions of LMC [19.12.050](#), and in accordance with Chapter [19.22](#) LMC, the appeal board of adjustment may grant a special property use permit for the construction of a detached accessory dwelling unit (ADU). (Ord. 3122 § 9, 2010; Ord. 2591 § 3, 1995).

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 DISCUSSION

The City's Community Development and Public Works Departments have reviewed the proposed special property use permit for a detached ADU at 2126 Cascade Way. The property is zoned low density residential and would allow an ADU. The proposed ADU size fits within the 300 minimum sf, 1500 maximum sf threshold. Parking will be available at the garage, driveway, and where allowed on Cascade Way. Utilities are adequate for the proposed. Fire will require addressing at the street indicating an ADU is behind the home.

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.*

Given the size, shape and location of the subject property, the proposed detached accessory dwelling unit meets the standards of the zoning ordinance and will not be detrimental to the character or use of adjoining properties.

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

The detached ADU will use driveway and existing parking areas shown in the overview of the site in Exhibit F.

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

The detached ADU will be accessible by driveway.

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

The detached ADU will be able to make use of the driveway and existing parking and serve as regular residential usage of the public streets.

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.

Adding an additional dwelling unit to a lot in a single-family neighborhood is permitted under the provision of 19.22.025, subject to requirements of the chapter.

The City's comprehensive plan section 3-26 recommends accessory dwelling units as a strategy for affordable housing and section 3-28 notes: "Accessory units are particularly suited to and affordable for elderly persons, college students, and lower income persons. Some communities allow accessory units specifically to address the needs of aging parents to be near their children", and "accessory units are often viewed as a more acceptable method of increasing density and land efficiency in single-family neighborhoods than would be the siting of a few large apartment complexes."

As of this writing, staff have not received any written comments regarding this proposal as a result of the notice of public hearing that was mailed to all adjoining or adjacent property owners, or the public notice posting or legal ads published in the newspaper.

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 District permits the proposed use 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 §19.22.025 and the standards for residential zones under 19.20

RECOMMENDATION

Staff recommends that the Appeal Board of Adjustment grant a Special Property Use Permit for the establishment of a detached accessory dwelling unit in the R-1 District, at 2126 Cascade Way.

EXHIBITS

- A. Special Property Use Permit application
- B. Applicant site plan
- C. Notice to Neighbors
- D. Utility Availability Request
- E. Legal Notice of Public Hearing
- F. Aerial Image

Staff Report Date: Tuesday, April 30, 2024



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: ABA 2024-3

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: JAMES LASKO Phone: 360-430-9085
(Print All Information)

Mailing Address: 2126 CASCADE WAY Fax: _____
(Street or PO Box)

City: LONGVIEW State: WA Zip: 98632

Property Owner: SAME Phone: _____

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

City: _____ State: _____ Zip: _____

Applicant: SAME Phone: _____
(Print All Information)

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

City: _____ State: _____ Zip: _____

Relationship to Property Owner: _____

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: _____

CONVERT GARAGE TO ADU

Address of Property: 2126 CASCADE WAY Parcel No. _____

Comprehensive Plan Designation: LOW DENSITY RESIDENTIAL Zoning District: R1

Current Use of Property: SINGLE HOME (FAMILY)

Gross land area of the site to be developed: 0 Square Feet _____ Acres

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

Describe any existing structures on the site: SINGLE FAMILY HOME, NON-ATTACHED GARAGE

Number and surface type of all existing driveways at the site: 2 DRIVEWAYS, 1 CONCRETE, 1 ASPHALT

Number, type and dimensions of existing signage at the site: 0

Describe signage proposed for the land use requested: NA

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

North: _____ Current Land Uses: SFR

South: _____ Current Land Uses: SFR

East: _____ Current Land Uses: SFR

West: _____ Current Land Uses: SFR

Describe any Critical Areas identified on or located within 300 feet of the site: NA

Describe any private wells, septic tanks, drain fields, etc. located on the site: NA

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

Proposed hours of operation: NA

Describe how parking will be accommodated for the proposed use: EXISTING

Describe how the proposed use will impact traffic circulation: MINIMAL

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)?
- b) Affect historic structures or historically significant features?
- c) Require a Variance from a development standard?
- d) Involve fill or removal of contaminated soils or hazardous materials?
- e) Involve grading/fill over an existing public storm drain, sanitary sewer or water line?
- f) Involve land that has a slope of 15% or greater?
- g) Require an Environmental Checklist be submitted and reviewed under the SEPA Rules (WAC 197-11)?
- h) Be located within 300 feet of a shoreline?

Yes	_____	No	<u>✓</u>
Yes	_____	No	<u>✓</u>
Yes	_____	No	<u>✓</u>
Yes	_____	No	<u>✓</u>
Yes	_____	No	<u>✓</u>
Yes	_____	No	<u>✓</u>
Yes	_____	No	<u>✓</u>
Yes	_____	No	<u>✓</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: 4/9/244:30 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: _____

Signature of Property Owner: _____

Date: _____

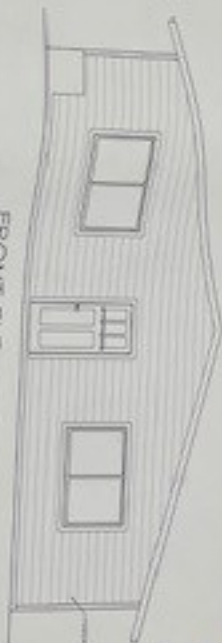
Signature of Applicant: _____

Date: _____

(If different than property owner)



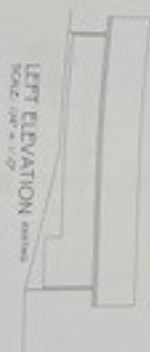
FRONT ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"



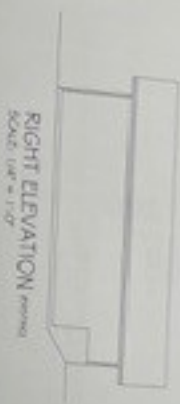
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



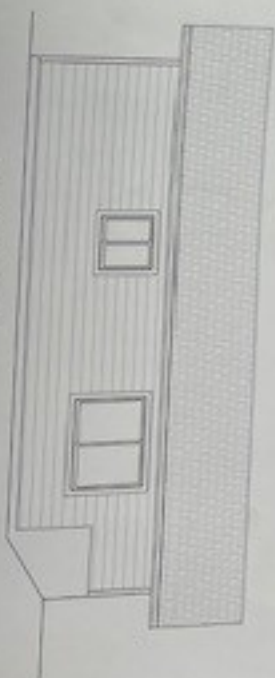
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"

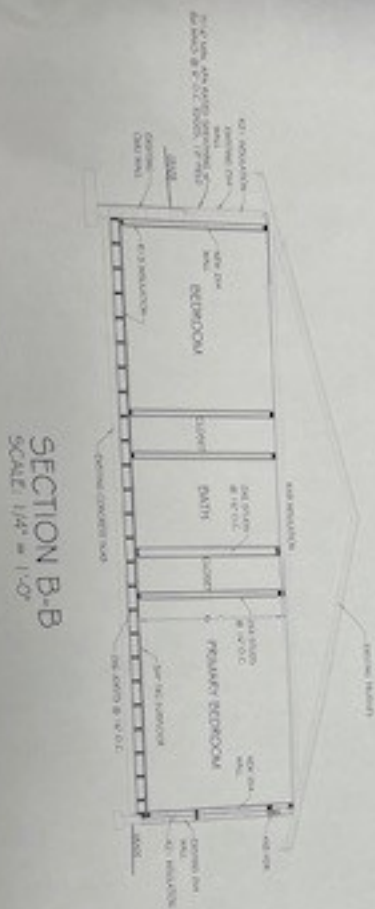


LASKO ADU

PROJECT: 2126 CASCADE WAY LONGVIEW, WA 98632

SHEET NO.

1

[illegible]

PROJECT: LASKO ADU
ADDRESS: 2126 CASCADE WAY, LONGVIEW, WA 98042



April 23, 2024

NOTICE OF PUBLIC HEARING

Longview Appeal Board of Adjustment

4:30 P.M. Tuesday, May 14th, 2024, for a ‘hybrid’ in-person or virtual meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/81922908550>

Or phone in for audio only: (253) 215 8782 or (408) 638 0968

Webinar ID: 819 2290 8550

Case No: ABA 2024-3

Applicant: James Lasko, Property Owner

Location: 2126 Cascade Way, Parcel 05200, City of Longview, WA 98632

Request: **Special Property Use permit (SPU) in accordance with LMC 19.12.050 & LMC 19.22.025 to convert additional garage to Accessory Dwelling Unit (ADU).**

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: McAllister Kosar, Planner 360-442-5083

Copies of the associated documents are available for review online at mylongview.com under ‘Agendas & Minutes’ one week in advance of the Public Hearing.

Comments: If you would like to provide comments in writing on this proposal, please submit them **no later than 4:00 p.m. Tuesday, May 14th, 2024**, to the City of Longview Community Development Department, PO Box 128, Longview, WA 98632, **ATTN: McAllister Kosar, Planner**. For electronic comments, provide your comments along with full name, address, and contact information to mcallister.kosar@ci.longview.wa.us **RE: ABA 2024-3**

Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for 4:30 P.M. Tuesday, May 14th, 2024, either in-person at Longview City Hall Council Chambers, 1525 Broadway Street, OR on the virtual meeting platform Zoom (online or phone-in).

Please contact the City Clerk’s Office at 360-442-5041 with any accessibility requests.

Location 2126 Cascade Way:



Notice filed by:
McAllister Kosar, Planner
Community Development Department, City of Longview

UTILITY AVAILABILITY REQUEST

SECTION 1. GENERAL INFORMATION

Date of Request
3-19-24

Project Description
CONVERT AN EXISTING GARAGE TO AN ADU. GARAGE IS A DETACHED STRUCTURE, SEPARATED FROM AN EXISTING SFR.

Requestor Name, Address, Telephone Number JAMES LASKI, 2126 CASCADE WAY, LONGVIEW, WA 98632; 360-430-9085

SECTION 2. TYPE OF FACILITY (Check One)

☐ Single Family ☐ Irrigation Only ☐ Private Fire ☐ Duplex ☐ Triplex ☐ Four-Plex ☒ Other: ADU

Project Location/City Limits ☒ Inside ☐ Outside

If parcel is OUTSIDE the City Limits, N / A
is it adjacent to a City Boundary? ☐ NO ☐ YES

NEW Service Requested ☐ Water N / A ☐ Sewer

Site Address and Parcel Number: 2126 CASCADE WAY;
PARCEL NO. 05200

Additional Information (Plot plan required to determine availability)

THE EXISTING 3/4" WATER METER AND EXISTING SEWER CONNECTION ARE ADEQUATE TO SERVE THE PROPOSED ADU. PLEASE NOTE THAT SHOULD THE EXISTING PARCEL BE DIVIDED IN FUTURE AND THE ADU SOLD, SEPARATE WATER AND SEWER CONNECTIONS WOULD BE REQUIRED UNDER THE EXISTING LMCs.

SECTION 3. WATER SERVICE Size of Meter Required EXISTING - SEE ATTACHED SITE SKETCH

Std Residential 3/4-Inch Meter

Other Meter Size or Volume Required (Fill In)

SECTION 4. SEWER SERVICE EXISTING - SEE ATTACHED SITE SKETCH

Number of Connections Needed: N / A

Size of Service (6-inch minimum standard): N / A

Volume of Sewer Discharge (Industrial Only): N / A

SECTION 5. AVAILABILITY NOTIFICATION RECIPIENTS

☒ City of Longview ☐ Cowlitz County ☐ Property Owner ☐ Lender _____
(Name and Address)

The undersigned acknowledges that the provision of City Utilities is subject to conditions that will be identified in the availability notification letter and/or any subsequent permit issued at the time connection made to the utility system.

Signature _____

Date _____

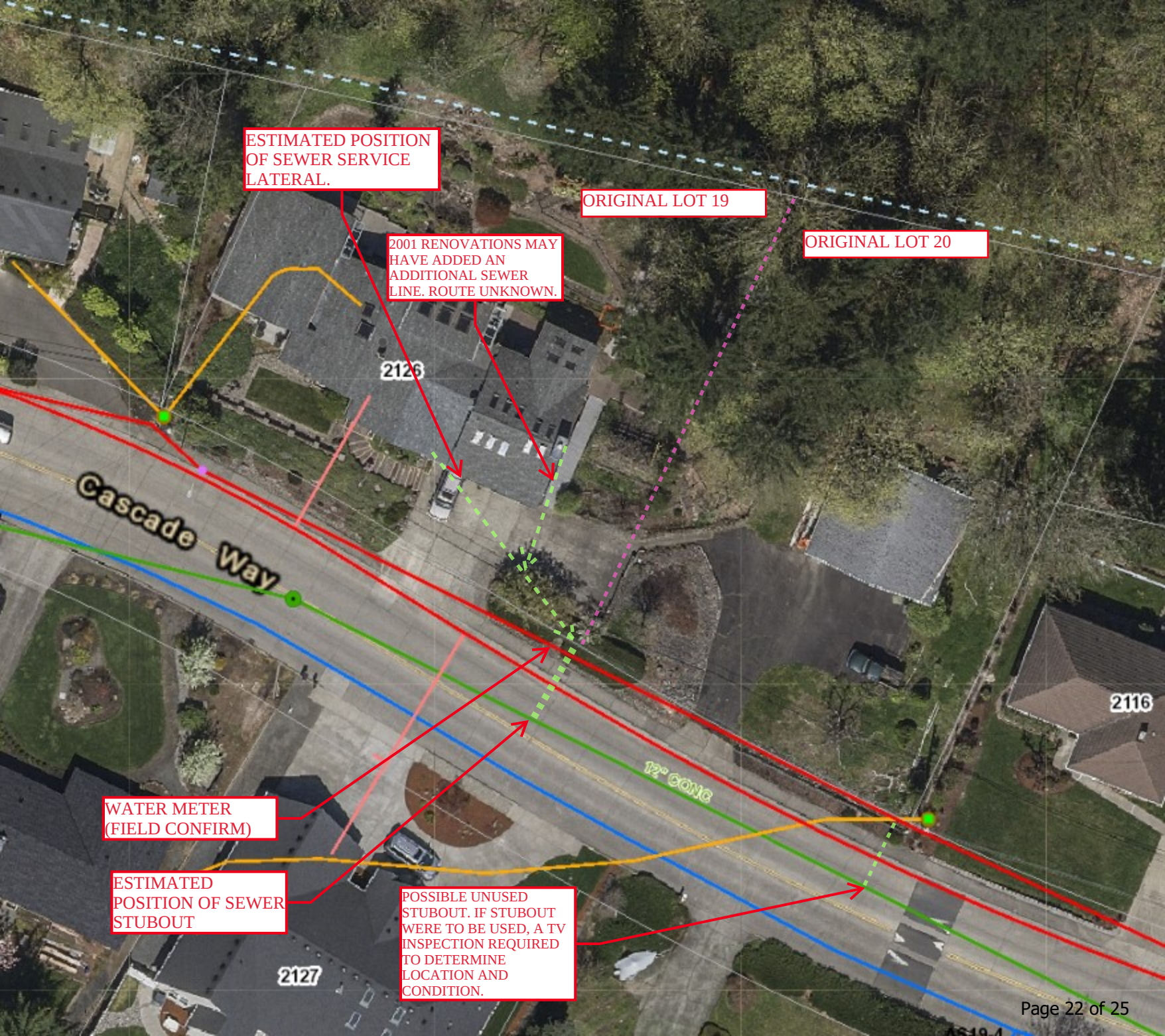
-----CITY USE ONLY-----

Staff Signature

Date

Letter Processed.

Date



ESTIMATED POSITION
OF SEWER SERVICE
LATERAL.

ORIGINAL LOT 19

ORIGINAL LOT 20

2001 RENOVATIONS MAY
HAVE ADDED AN
ADDITIONAL SEWER
LINE. ROUTE UNKNOWN.

2126

Cascade Way

12" CONC

2116

WATER METER
(FIELD CONFIRM)

ESTIMATED
POSITION OF SEWER
STUBOUT

POSSIBLE UNUSED
STUBOUT. IF STUBOUT
WERE TO BE USED, A TV
INSPECTION REQUIRED
TO DETERMINE
LOCATION AND
CONDITION.

2127

UB acct #21-25-0358-12

NameJESSIE LASKO

Service location2126 CASCADE WAY
LONGVIEW WA 98632

Statusa

Balance0.00

Group on account0.00

accounts1

Date

Amount

Last billed02/28/2024

314.72

Current balance0.00

Current due date

Last payment03/12/2024

314.72

Previous balance0.00

Last penalty

0.00

Total balance0.00

Filter

Last bill print02/29/2024

Svc Type	Fee Description	Units	Start Date	End Date	Balance Due	One-Time
sew-wa	ressew	Sewer - Residential Base Charge	1		0.00	
	Winter avg	9				
sew-wa	sewcon	Sewer - Residential Consumption	1		0.00	
	Winter avg	9				

MainHistoryUtility Inventory and RoutesConsumption

UB acct #21-25-0358-12

NameJESSIE LASKO

Service location2126 CASCADE WAY
LONGVIEW WA 98632

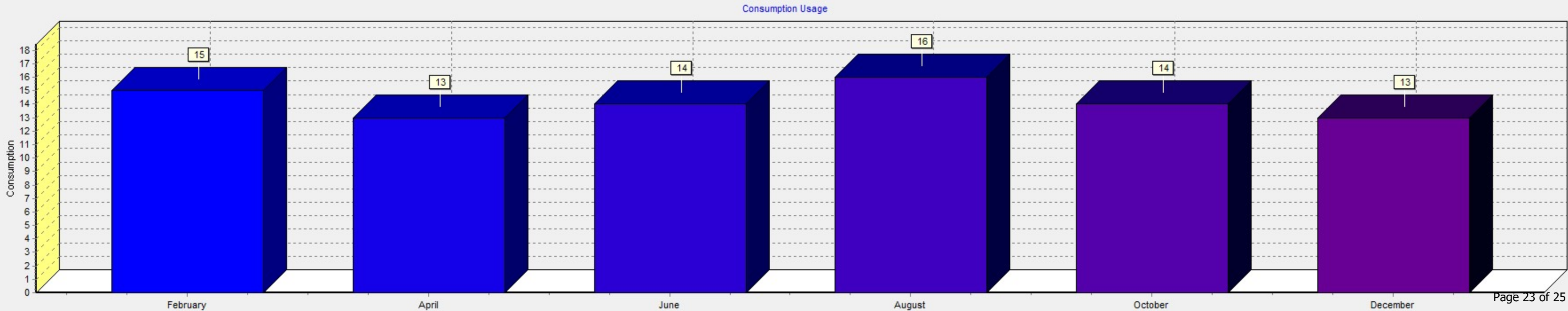
Statusa

Balance0.00

Group on account0.00

accounts1

Year	February	April	June	August	October	December	Total
Location : 2126 CASCADE WAY (Water)							
Average	15	13	14	16	14	13	
2024	12						12
2023	9	8	17	17	13	9	73
2022	8	8	9	27	15	8	75
2021	12	11	12	16	10	10	71
2020	15	9	11	18	13	14	80
2019	13	11	13	19	15	13	84
2018	12	9	15	8	8	6	58
2017	17	15	14	12	8	13	79



Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Paid by
City of Longview

Receipt number
Invoice number A0579A54-0007
Invoice id GikiZfRtxfDGnXtOiUSL
Notice ID n7C4ImS4Wc6L3lJCtjfv
Publisher Longview Daily News
Date paid Apr 24, 2024
Payment method VISA - 4365

Description	Qty	Unit price	Amount
04/30/2024: General Legal Notice	1	239.27	239.27
05/07/2024: General Legal Notice	1	209.76	209.76
Publish Fee	1	20.00	20.00

=== Notes ===
Notice Name: 2126 Cascade Way ADU
Order Number: COL-WA-100072

Net Subtotal	\$469.03
Tax	0.00
Amount paid	\$469.03



2126

ade Way