



Minutes

Agenda

Appeal Board of Adjustment

Tuesday, December 10,
2024

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

24-001087 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 4:31 pm.

3. **ROLL CALL**

In attendance: Mark Backstrom, Chair; Roger Peters, Vice Chair; Dan Petersen; Steven Dahl;

Excused: Arthur Chang

Staff: Nick Little, Community Development Director; Irene Rutikanga, Planner; Sam Barham, City Engineer; Nancy Vandehey, Admin Assistant

4. **APPROVAL OF MINUTES**

24-001088 MINUTES FROM SEPTEMBER 10, 2024

THE OCTOBER 8TH MEETING WAS CANCELLED.

THE NOVEMBER 12TH MEETING WAS CANCELLED.

The minutes were approved as presented.

5. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

There was none.

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

Irene Rutikanga read the Declaration and there was no objection.

7. **PUBLIC HEARINGS**

24-001089 SPECIAL PROPERTY USE APPLICATION - ABA 2024-7

RECOMMENDED ACTION:

**APPROVAL OF ABA 2024-7 GRANTING SPECIAL PROPERTY USE FOR THE
PROPOSED ASSEMBLY USE IN THE R-1 DISTRICT AT 811 20TH AVE**

Meeting recording was started at this point of the meeting.

Irene Rutikanga presented the highlights of the staff report. Public hearing was opened at 4:37 pm. With no one speaking the public hearing was closed at 4:38 pm. Discussion included parking space requirements.

Steve Dahl made a motion, seconded by Roger Peters, for approval of ABA 2024-7 granting special property use for the proposed assembly use in the R-1 district at 811 20th Ave subject to conditions listed. This passed unanimously.

24-001090 VARIANCE REQUEST - ABA 2024-8

RECOMMENDED ACTION:

APPROVAL OF ABA 2024-8 GRANTING THE VARIANCE FOR THE PROPOSED GYMNASIUM FACILITY AT 901 ALASKA ST TO PROVIDE 35 PARKING SPACES INSTEAD OF THE 145 REQUIRED SPACES FOR GYMNASIUMS PER LMC 19.78.100.

Irene Rutikanga presented the highlights of the staff report.

Discussion included occupancy load, parking ordinance, future use and square footage.

Public hearing opened at 4:54 pm. Josh Wright spoke in favor of the request. Mark Lee, owner, spoke in favor of the request. Public hearing was closed at 4:59 pm.

Steve Dahl made a motion, seconded by Dan Petersen, to grant the variance for the proposed gymnastic facility at 901 Alaska St to provide 35 parking spaces instead of the 145 required spaces for gymnasiums per LMC 19.78.100. This passed unanimously.

24-001103 SET PUBLIC HEARING ON JANUARY 14, 2025 TO HEAR ABA 2024-9 FOR A SIGN VARIANCE

RECOMMENDED ACTION:

MOTION TO SET PUBLIC HEARING ON JANUARY 14, 2025 TO HEAR ABA 2024-9 FOR A SIGN VARIANCE

Irene Rutikanga spoke on the proposed sign variance by Northlake Baptist Church.

Nick Little explained some legislative changes that he will be proposing to Council in early 2025.

Steve Dahl made a motion, seconded by Dan Petersen, to set a public hearing on January 14, 2025 to hear ABA 2024-9 for a sign variance. This passed unanimously.

Steve Dahl made a motion, seconded by Roger Peters, to the board concurrence that current procedure of setting the meeting the month before should be removed and be updated to something more streamlined without negatively impacting public notice. This passed unanimously.

8. OTHER BUSINESS

9. ADJOURNMENT

The meeting was adjourned at 5:12 pm.