



City of Longview

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

Minutes

Agenda

Appeal Board of Adjustment

Tuesday, January 14,
2025

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

25-0021 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; Arthur Chang
Staff: Nick Little, Community Development Director; Irene Rutikanga, Planner; Sam Barham, City Engineer; Nancy Vandehey, Admin Assistant*

4. **APPROVAL OF MINUTES**

25-0022 **MINUTES FROM DECEMBER 10, 2024**

*The minutes were not attached to the agenda packet, so they were given to the board in hard copy at the beginning of the meeting.
The minutes were approved as presented. This passed unanimously.*

5. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None.

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

Irene Rutikanga read the Declaration and there was no objections.

7. **PUBLIC HEARINGS**

25-0023 **ABA 2024-9 FOR A SIGN VARIANCE AT 2614 OCEAN BEACH HIGHWAY FOR
NORTHLAKE BAPTIST CHURCH.**

RECOMMENDED ACTION:

**MOTION TO GRANT APPROVAL OF ABA 2024-9 THE VARIANCE FOR NORTHLAKE
BAPTIST CHURCH TO ERECT AN EMC SIGN WHICH EXCEEDS THE SQUARE FOOT
REQUIRED BY LMC 19.22.040 SUBJECT TO CONDITIONS LISTED IN STAFF REPORT.**

Due to a potential conflict, Chair Mark Backstrom recused himself from this item and left the room. Roger Peters, Vice Chair, led the meeting for this item.
Irene Rutikanga shared a presentation. He discussed citizen communications that he had prior to the meeting.
There was a discussion on sight distance.

The public hearing opened at 4:50 pm.
Josh Wenzek, Youth Pastor, spoke in favor.
Ramona Leber, spoke about a concern.
Brad Fisher, spoke in favor.
The public hearing closed at 5:00 pm.

There was a discussion of accidents at the location. LMC 19.22 was presented for board to review.

Steve Dahl, seconded by Dan Petersen, made motion to grant approval of ABA 2024-9 the variance for Northlake Baptist Church to erect a 64.4 sf EMC sign which exceeds the 30 sf required by LMC 19.22.040 subject to conditions: 1) EMC shall be completely turned off between 9 pm to 6 am (academic use); and 2) EMC shall incorporate photocell/light sensors, with automatic dimming technology that appropriately adjusts to ambient light conditions. This passed unanimously.

8. **OTHER BUSINESS**

25-0024 SET PUBLIC HEARINGS ON FEBRUARY 11, 2025 TO HEAR:

- **ABA 2025-1 - Special Property Use for Big Leaf Montessori school site in the R-1 Residential District at 2021 Washington Way**
- **ABA 2025-2 - Special Property Use for a detached ADU at 3341 Pennsylvania St**
- **ABA 2025-3 - Variance request to allow for a 6 ft fence on 1569 Alabama St**

RECOMMENDED ACTION:

MOTION TO SET PUBLIC HEARINGS ON FEBRUARY 11, 2025.

Irene Rutikanga briefly spoke on the upcoming items for public hearings.

Steve Dahl, seconded by Roger Peters, made a motion to set public hearings on February 11, 2025. This passed unanimously.

Nick Little addressed the legislative changes that he plans to bring to Council on January 23rd.

Nancy Vandehey asked the board about elections of Chair and Vice Chair.

Steve Dahl, seconded by Dan Petersen, made a motion for the year of 2025 to keep the existing Chair and Vice Chair. This passed unanimously.

Bylaws to be brought to the board with clarification in March.

9. **ADJOURNMENT**

The meeting was adjourned at 5:18 pm.