



Minutes

Agenda

Appeal Board of Adjustment

Tuesday, February 11,
2025

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

25-0060 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 start of the meeting was delayed until the arrival of a fourth Board member.
The meeting was called to order at 4:50 pm.*

3. **ROLL CALL**

*In attendance: Roger Peters, Vice Chair; Dan Petersen; Steven Dahl; Arthur Chang
Staff: Nick Little, Community Development Director; Irene Rutikanga, Planner; Sam Barham, City Engineer; Samantha Van Laer, Deputy City Clerk*

4. **APPROVAL OF MINUTES**

25-0061 **MINUTES FROM JANUARY 14, 2025**

Arthur Chang made a motion to approve the January 14, 2025, meeting minutes as presented. Steven Dahl seconded the motion. The motion passed unanimously by all members present.

5. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None.

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

Irene Rutikanga read the declaration and there were no objections.

7. **PUBLIC HEARINGS**

While Irene Rutikanga prepared to present, Nick Little provided an update on the legislative changes that he plans to bring to the Council in March. The Board inquired about the requirements for a quorum of the Appeal Board.

25-0066 **ABA 2025-1 SPECIAL PROPERTY USE PERMIT (SPU) IN ACCORDANCE WITH LMC 19.12.050 & LMC 19.20.020 FOR BIG LEAF MONTESSORI TO UTILIZE A PORTION OF TRINITY LUTHERAN CHURCH BUILDING IN THE R-1 RESIDENTIAL DISTRICT AS A NEW SITE FOR THEIR ELEMENTARY SCHOOL CAMPUS.**

RECOMMENDED ACTION:

MOTION TO GRANT APPROVAL FOR SPECIAL PROPERTY USE ABA2025-1 BY BIG

LEAF MONTESSORI BASED ON THE FINDINGS AND CONCLUSIONS AND SUBJECT TO THE CONDITIONS IN THE STAFF REPORT DATED FEBRUARY 5TH 2025.

Irene Rutikanga shared a presentation. Rutikanga discussed the project background and staff analysis of approval criteria for the special property use permit.

There was a discussion about road signage and fire safety requirements for the school.

The public hearing opened at 5:08 pm.

Alicia Jackson, Head of School, spoke in favor.

The public hearing closed at 5:10 pm.

Steven Dahl made a motion to grant approval for Special Property Use ABA2025-1 by Big Leaf Montessori based on the findings and conclusions and subject to the conditions in the staff report dated February 5th, 2025. The motion was seconded by Dan Petersen. The motion passed unanimously by all members present.

25-0067 ABA 2025-2 SPECIAL PROPERTY USE PERMIT (SPU) IN ACCORDANCE WITH LMC 19.12.050 & LMC 19.22.025 FOR CONSTRUCTION OF A 1,160 SQUARE FEET ACCESSORY DWELLING UNIT (ADU) AT 3339 PENNSYLVANIA St

RECOMMENDED ACTION:

MOTION TO GRANT APPROVAL FOR SPECIAL PROPERTY USE ABA2025-2 BY JAMES AND DANA REDMILL BASED ON THE FINDINGS AND CONCLUSIONS AND SUBJECT TO THE CONDITIONS IN THE STAFF REPORT DATED FEBRUARY 5TH 2025.

Dan Peteren announced that he is familiar with the applicant and has hired them for several jobs, but stated he will not be recusing himself as the relationship would not affect his feelings about their application.

Irene Rutikanga shared a presentation. Rutikanga discussed the project background, citizen communication he had prior to the meeting, and staff analysis of approval criteria for the special property use permit. There was a discussion about the citizen comment that Rutikanga received from a neighbor regarding a privacy concern, location of the ADU, required setbacks, and driveway access.

The Board asked the applicant for additional information on the structure placement, window placement, door placement, fencing, parking location, and neighboring properties. The applicant provided additional site plans.

The public hearing opened at 5:30 pm.

James Redmill, spoke in favor.

The public hearing closed at 5:33 pm.

Arthur Chang made a motion to grant approval for Special Property Use ABA2025-2 by James and Dana Redmill based on the findings and conclusions and subject to the conditions in the staff report dated February 5th, 2025. Steven Dahl seconded the motion. The motion passed unanimously by all members present.

25-0068 ABA 2025-3 VARIANCE REQUEST IN ACCORDANCE WITH LMC 19.12.140 & LMC 16.48.020 FROM THE MAXIMUM ALLOWED FENCE HEIGHT OF 3 FEET AND PROPOSING A 6 FEET FENCES AT THE NW CORNER OF 1569 ALABAMA ST.

RECOMMENDED ACTION:

MOTION TO GRANT APPROVAL FOR VARIANCE REQUEST ABA2025-3 BY JUSTIN URBAN-PRIME CONSTRUCTION BASED ON THE FINDINGS AND CONCLUSIONS AND SUBJECT TO THE CONDITIONS IN THE STAFF REPORT DATED FEBRUARY 5TH 2025.

Irene Rutikanga shared a presentation. Rutikanga discussed the project background and staff analysis of approval criteria for the variance request.

Sam Barham discussed that the property is technically a corner lot and the fencing requirements for a corner lot had not been previously analyzed for this request. Barham shared the conditions under which the Board may wave or reduce fence requirements and applicable Longview Municipal Code.

The Board discussed the fencing currently in place at this property and whether the request meets the LMC requirements for fencing of a corner lot. The Board asked the applicant questions regarding the

current fence and proposed fence heights and placement.

*The public hearing opened at 5:45 pm.
Justin Urban, spoke in favor.
The public hearing closed at 5:48 pm.*

Rutikanaga finished the staff report. The Board discussed additional questions regarding the fence height and placement.

Arthur Chang made a motion to grant approval for variance request ABA2025-3 by Justin Urban-Prime Construction based on the findings and conclusions and subject to the conditions in the staff report dated February 5th, 2025, and with the requirement that an eleven-foot setback from the curb be required at the intersection of Alabama and the alley entrance. Steven Dahl seconded the motion. The Board discussed the measurements of the fencing and determined the motion needed to be amended.

Arthur Chang amended the motion to grant approval for variance request ABA2025-3 by Justin Urban-Prime Construction based on the findings and conclusions and subject to the conditions in the staff report dated February 5th, 2025, and with the requirement that an eleven-foot setback for the fence from the curb be required along the entire frontage of Alabama Street. Steven Dahl seconded the amended motion. The amended motion passed unanimously by all members present.

8. OTHER BUSINESS

25-0062 SET PUBLIC HEARINGS ON MARCH 11, 2025, IF NEEDED.

RECOMMENDED ACTION:

MOTION TO SET PUBLIC HEARINGS ON MARCH 11, 2025.

*Nick Little reported that no further applications have been received at this time.
Arthur Chang reported that he would be resigning from the Board after this meeting as he is relocating.
The Board discussed the documentation that they would like to see from ADU applicants.*

9. ADJOURNMENT

The meeting was adjourned at 6:00 pm.