



Minutes

Agenda

Appeal Board of Adjustment

Tuesday, April 8, 2025

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

25-00328 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 4:37 pm.
The start of the meeting was delayed to have a quorum present.*

3. **ROLL CALL**

*In attendance: Roger Peters, Vice Chair; Dan Petersen; Steven Dahl;
Excused: Mark Backstrom, Chair;
There is one vacancy.
Staff: Nick Little, Community Development Director; Irene Rutikanga, Planner; Sam Barham, City Engineer; Nancy Vandehey, Admin Assistant*

4. **APPROVAL OF MINUTES**

25-00329 MINUTES FROM FEBRUARY 11, 2025.
THE MARCH MEETING WAS CANCELLED.
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**

Read by Irene Rutikanga. No objections.

7. **PUBLIC HEARINGS**

25-00333 THE ABA2025-4 (ADU) AT 2420 30TH AVE HEARING HAS BEEN CANCELLED AND IS TENTATIVELY PENDING RESCHEDULING, SUBJECT TO THE APPLICANT FULFILLING CONDITIONS IDENTIFIED DURING THE REVIEW PROCESS.
The applicant has fulfilled the conditions requested and they will be ready to present at the May meeting.

25-00334 ABA 2025-5 SPECIAL PROPERTY USE PERMIT (SPU) IN ACCORDANCE WITH LMC 19.12.050 & LMC 19.22.025 FOR CONSTRUCTION OF A 332 SQUARE FEET

ACCESSORY DWELLING UNIT (ADU) AT 3316 OLIVE WAY**RECOMMENDED ACTION:****MOTION TO GRANT APPROVAL FOR SPECIAL PROPERTY USE APPLICATION****ABA2025-5 BY COURTNEY WATERS BASED ON THE FINDINGS AND CONCLUSIONS AND SUBJECT TO THE CONDITIONS IN THE STAFF REPORT DATED APRIL 2ND , 2025.**

Irene Rutikanga shared a presentation to review the proposed ADU. Board discussion with staff included off street parking.

The public hearing was opened at 4:35 pm. Courtney Waters spoke in favor of this application. The public hearing was closed at 4:57 pm.

Dan Petersen made a motion, seconded by Steve Dahl, to grant approval for the Special Property Use application ABA 2025-5 by Courtney Waters based on the findings and conclusions and subject to the conditions in the staff report dated April 2nd, 2025. This passed unanimously.

- 25-00335 ABA 2025-6 REQUESTING A VARIANCE FROM THE MINIMUM 10-FOOT SIDE SETBACK REQUIREMENT IN THE HEAVY INDUSTRIAL ZONING DISTRICT, AS ESTABLISHED BY LONGVIEW MUNICIPAL CODE (LMC) SECTIONS 19.12.140 AND 16.48.020. THE REQUEST IS FOR A REDUCED 3-FOOT SIDE SETBACK FOR THE PROPOSED 8,213-SQUARE-FOOT ADDITION TO BUILDING A.**

RECOMMENDED ACTION:**MOTION TO GRANT APPROVAL FOR VARIANCE REQUEST ABA2025-6 BY JARED BRADSHAW FOR A REDUCED SIDE SETBACK FOR THREE FEET, BASED ON THE FINDINGS AND CONCLUSIONS AND SUBJECT TO THE CONDITIONS IN THE STAFF REPORT DATED APRIL 2ND , 2025.**

Irene Rutikanga shared a presentation to review the proposed variance. Board discussion with staff included

The public hearing was opened at 5:04 pm.

Jared Bradshaw-Vinson spoke in favor of this application.

Scott, owner, spoke in favor of this application.

The public hearing was closed.

Dan Petersen made a motion, seconded by Steve Dahl to grant approval for variance request ABA 2025-6 by Jared Bradshaw for a reduced side setback for three feet, based on the findings and conclusions and subject to the conditions in the staff report dated April 2nd, 2025. This passed unanimously.

8. OTHER BUSINESS

Nick Little spoke on the efforts to make LMC changes to go to Council on April 10th. There was an inquiry of the timing for agenda packets.

9. ADJOURNMENT

The meeting was adjourned at 5:11 pm.