



Minutes

Agenda

Appeal Board of Adjustment

Tuesday, July 8, 2025

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

25-00633 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: Roger Peters, Vice Chair; Steven Dahl; Christopher Ortiz; Dan Petersen
Excused: Mark Backstrom, Chair (recused himself);
Staff: Nick Little, Community Development Director; Irene Rutikanga, Planner; Sam Barham, City Engineer; Nancy Vandehey, Admin Assistant*

4. **APPROVAL OF MINUTES**

25-00634 **MINUTES FROM JUNE 10, 2025.**
The minutes were approved as presented.

5. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

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

The declaration was read into record by Irene Rutikanga. There were no objections.

7. **PUBLIC HEARINGS**

25-00635 **ABA 2025-7 SPECIAL PROPERTY USE PERMIT (SPU) IN ACCORDANCE WITH LMC 19.12.050 & LMC 19.22.025 FOR DETACHED ACCESSORY DWELLING UNIT (ADU) AT 2933 MADRONA DRIVE**

RECOMMENDED ACTION:

MOTION TO GRANT APPROVAL FOR SPECIAL PROPERTY USE APPLICATION ABA 2025-7 BY ADAM HOLLOWAY BASED ON THE FINDINGS AND CONCLUSIONS AND SUBJECT TO THE CONDITIONS IN THE STAFF REPORT DATED JUNE 30TH, 2025.

Irene Rutikanga shared a presentation and provided a site plan hard copy showing a driveway for the ADU.

The public hearing was opened at 4:41 pm and with no one speaking the public hearing was closed at 4:42 pm.

Discussion with staff included the 150' for the fire distance requirement, the fence line distance, and application was missing from the packet in error.

Steven Dahl made a motion, seconded by Dan Petersen, to grant approval for special property use application ABA 2025-7 by Adam Holloway based on the findings and conclusions and subject to the conditions in the staff report dated June 30th, 2025.

8. OTHER BUSINESS

We have not heard back from the City Attorney on the procedures. Nick Little will follow up and report back.

Irene anticipates two ADUs next month.

9. ADJOURNMENT

The meeting was adjourned at 4:51 pm.