



Minutes

Agenda

Appeal Board of Adjustment

Tuesday, August 12,
2025

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

25-00662 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 4:30 pm.

3. **ROLL CALL**

*In attendance: Mark Backstrom, Chair; Roger Peters, Vice Chair; Steven Dahl; Christopher Ortiz; Dan Petersen
Staff: Irene Rutikanga, Planner; Nancy Vandehey, Admin Assistant; Sam Barham, City Engineer (4:43 pm)*

4. **APPROVAL OF MINUTES**

25-00663 **MINUTES FROM JULY 8, 2025.**

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 were no objections.

7. **PUBLIC HEARINGS**

25-00664 **ABA 2025-8 SPECIAL PROPERTY USE PERMIT (SPU) IN ACCORDANCE WITH LMC 19.12.050 & LMC 19.22.025 FOR DETACHED ACCESSORY DWELLING UNIT (ADU) AT 3296 NEBRASKA ST**

RECOMMENDED ACTION:

MOTION TO GRANT APPROVAL FOR SPECIAL PROPERTY USE APPLICATION ABA 2025-8 BY JOSHUA WENZKE BASED ON THE FINDINGS AND CONCLUSIONS AND SUBJECT TO THE CONDITIONS IN THE STAFF REPORT DATED AUGUST 4TH, 2025.

Irene Rutikanga reviewed the ADU application explaining process for the follow up on the lean to attached to the pole barn that is shown in the aerial map and found during the site visit if the ADU is approved. He shared a presentation to review the proposed project, conditions of approval and recommendation. There was a discussion with staff on fire code, fire hydrant testing, and parking (on street).

The public hearing opened at 4:46

Joshua Wenzek spoke in favor of this application.

Paul Olden spoke in opposition.

***Recording was started at 4:53 pm due to staff error.*

Taylor Made spoke on this proposal as the general contractor.

Joshua Wenzek provided more details on the project.

Sonya Olden spoke in opposition.

Patrick Grove spoke in opposition.

The public hearing closed at 5:21 pm.

There was more discussion about on-street parking.

Steve Dahl made a motion to deny approval, seconded by Roger Peters, of the SPU application for ABA2025-8 by Joshua Wenzek based on the findings and conclusions and subject to the conditions in the staff report dated August 4, 2025 based on his opinion that the use will be detrimental to the character and use of the adjoining buildings and those in the vicinity.

There was a discussion on the fencing between houses or potentially something else such as foliage or landscaping.

Dan Petersen has made a motion, Steve Dahl seconded, to table this motion to the Sept 9th regular scheduled meeting. Ortiz voted against. This motion passed.

There was a request to have questions or concerns from the board to staff by August 19th.

8. OTHER BUSINESS

9. ADJOURNMENT

The meeting adjourned at 5:42 pm.