



Minutes

Agenda

Appeal Board of Adjustment

Tuesday, October 14,  
2025

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

25-00941 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 4:33 pm by Co Chair Roger Peters.  
There is no recording of this meeting.*

3. **ROLL CALL**

*In attendance: Roger Peters, Vice Chair; Steven Dahl; Christopher Ortiz; Dan Petersen  
Excused: Mark Backstrom, Chair;  
Staff: Nick Little, CD Director; Irene Rutikanga, Planner; James Goodman, Senior Assistant City Attorney; Nancy Vandehey, Admin Assistant;*

4. **APPROVAL OF MINUTES**

25-00942 **MINUTES FROM SEPTEMBER 9, 2025.**  
*The minutes were approved as presented. This passed unanimously.*

5. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

*None.*

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

*Irene Rutikanga read the declaration into record and there was no objections.*

7. **PUBLIC HEARINGS**

25-00943 **ABA 2025-10 VARIANCE REQUEST IN ACCORDANCE WITH LMC 19.12.140 & LMC 19.58.030 FOR INDUSTRIAL ZONING DISTRICT DEVELOPMENT STANDARDS AT 1055 TENNANT WAY**

**RECOMMENDED ACTION:**  
**MOTION TO GRANT APPROVAL FOR VARIANCE REQUEST APPLICATION ABA 2025-10**

**BY STEVEN LEMMONS BASED ON THE FINDINGS AND CONCLUSIONS AND SUBJECT TO THE CONDITIONS IN THE STAFF REPORT DATED OCTOBER 6<sup>TH</sup>, 2025**

*The public hearing opened at 4:37 pm. Irene Rutikanga shared a presentation, highlighting information from the staff report and a brief overview of the project. There was some clarification on which property lines that were being reviewed.*

*Steve Lemmons, property owner, spoke on this request. Public comments ended at 4:48 pm.*

*Steve Dahl, seconded by Dan Petersen, made a motion to grant approval for variance request application ABA 2025-10 by Steven Lemmons based on the findings and conclusions and subject to the revised conditions in the staff report dated October 6th, 2025. This passed unanimously.*

*Public hearing ended at 4:49 pm*

**8. OTHER BUSINESS**

**25-00944 NOVEMBER MEETING - CURRENTLY THERE IS NO BUSINESS TO BRING FORWARD, BUT ALTERNATIVE DATE OPTIONS:**

- **WEDNESDAY, NOVEMBER 12TH AT 4:30 PM**
- **TUESDAY, NOVEMBER 18TH AT 4:30 PM**

**RECOMMENDED ACTION:**  
**SELECT AN ALTERNATIVE DATE**

*The consensus was to move forward with November 18th at 4:30 pm. If there is not an application, we will cancel this meeting.*

**9. ADJOURNMENT**

*Nick Little shared that a subdivision was approved by the Council last Thursday. This is a considerable number of new homes compared to the last several years. The Planning Commission will begin the review of our Comp Plan starting in November and continue over the winter.*

*The meeting adjourned at 4:59 pm.*