



Minutes

Agenda

Appeal Board of Adjustment

Tuesday, February 10,
2026

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

26-00100 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; Christopher Ortiz; Dan Petersen

Excused: Steven Dahl

Staff: Nick Little, CD Director; Irene Rutikanga, Planner; Sam Barham, City Engineer; Nancy Vandehey, Admin Assistant

4. **APPROVAL OF MINUTES**

26-00101 MINUTES FROM JANUARY 12, 2026.

The minutes were approved as presented. This passed unanimously.

5. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

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

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

7. **PUBLIC HEARINGS**

26-00103 ABA 2026-1 SPECIAL PROPERTY USE PERMIT (SPU) IN ACCORDANCE WITH LMC 19.12.050 & LMC 19.22.025 FOR DETACHED ACCESSORY DWELLING UNIT (ADU) AT 2918 GLENWOOD DRIVE

RECOMMENDED ACTION:

MOTION TO GRANT APPROVAL FOR SPECIAL PROPERTY USE APPLICATION ABA 2026-1 BY CARLOS MEJIA BASED ON THE FINDINGS AND CONCLUSIONS AND SUBJECT TO THE CONDITIONS IN THE STAFF REPORT DATED FEBRUARY 2ND, 2026.

Irene Rutikanga shared a presentation highlighting information from the staff report and project details. Discussion included the square footage clarification and parking space requirements.

Christopher Ortiz, made a motion, seconded by Dan Petersen, to grant approval for Special Property Use application ABA2026-1 by Carlos Mejia. This passed unanimously.

26-00104 ABA 2026-2 SPECIAL PROPERTY USE PERMIT (SPU) IN ACCORDANCE WITH LMC 19.12.050 & LMC 19.22.025 FOR DETACHED ACCESSORY DWELLING UNIT (ADU) AT 1215 23rd AVENUE

RECOMMENDED ACTION:

MOTION TO GRANT APPROVAL FOR SPECIAL PROPERTY USE APPLICATION ABA 2026-2 BY JULIE PAYNE BASED ON THE FINDINGS AND CONCLUSIONS AND SUBJECT TO THE CONDITIONS IN THE STAFF REPORT DATED FEBRUARY 2ND, 2026.

Irene Rutikanga shared a presentation highlighting information from the staff report and project details. Discussion included access to the front door from the alley. Julie Payne offered to answer any questions.

Christopher Ortiz made a motion, seconded by Dan Petersen, to grant approval for Special Property Use application ABA2026-2 by Julie Payne. This passed unanimously.

8. OTHER BUSINESS

Nick Little shared that he will be asking for and holding a public hearing at Council in March to alter the code to reflect the changes for bylaws.

9. ADJOURNMENT

The meeting adjourned at 4:55 pm.