



City of Longview

1525 Broadway
Longview, WA 98632
www.ci.longview.wa.us

Minutes - Final Appeal Board of Adjustment

Tuesday, February 14, 2012

4:30 PM

Longview Council Chambers

1. Call To Order

Chairman Backstrom called the regular meeting of the Longview Appeal Board of Adjustment to order at 4:30 in the City Hall Council Chambers, 1525 Broadway, Longview, Washington.

Present: 4 -
Chairman Backstrom, Mr. Caldwell, Mr. Rodman and Mr. West

Excused: 1 -
Mr. Holloway

Staff Present: Stephen Shuman, Acting City Attorney; Craig Bozarth, City Engineer; John Brickey, Community Development Director/Building Official; Steve Langdon, Planning Manager; Adam Trimble, Planner; Nancy Vandehey, Administrative Assistant

2. Approval of Minutes

[ABA 121410
min](#)

MINUTES OF THE DECEMBER 14, 2010, APPEALS BOARD OF ADJUSTMENT MEETING

Attachments: [ABA Min 121410.pdf](#)

A motion was made by Mr. Ray Caldwell, seconded by Mr. Don Rodman, to approve the December 14, 2010 minutes from the regular Appeal Board of Adjustment meeting. The motion carried unanimously.

3. Audience Participation of Correspondence

3.1 Oral Communications

Persons in the audience may discuss business not scheduled on this agenda or any item of interest within the jurisdiction of the Appeal Board of Adjustment. This Board will listen to all communication, but in compliance with the Washington Open Public Meetings Act, will not take any action on items that are not listed on the agenda.

No oral communicaitons were received.

3.2 Written Communications.

Correspondence for the Appeal Board of Adjustment received after preparation of this agenda.

Mr. Trimble reported that no written communications were received.

4. Declaration of Ex-Parte Communications and Appearance of Fairness Doctrine

Chairman Backstrom stated that he knew Lance Cadel, pastor at Valley Christian Fellowship personally and would recuse himself if anyone felt it was necessary.

Mr. Trimble then read the Declaration of Ex-Parte Communications and Appearance of Fairness into the record. No comments were received from the audience.

5. Public Hearings

[ABA 2012-1](#) [SPU](#)

CASE ABA # 2012-1: A SPECIAL PROPERTY USE PERMIT REQUEST BY VALLEY CHRISTIAN FELLOWSHIP FOR A TWO PHASE EXPANSION PROJECT AT THEIR EXISTING CHURCH LOCATION AT 2844 30TH AVENUE.

RECOMMENDED ACTION: Motion to adopt the findings and conditional approval contained in the staff report and grant a Special Property Use Permit for application ABA 2012-1 to Valley Christian Fellowship Church.

Attachments: [Staff Report 2012-1 SPU for Valley Christian Fellowship at 2844 30th.doc](#)
[Exhibit A SPU application.pdf](#)
[Exhibit B Site Plan.pdf](#)
[Exhibit C Valley Christian Fellowship letter.pdf](#)
[Adjacent Owners Notice.pdf](#)
[E 2012-2 SEPA Checklist and DNS Notice.pdf](#)

Mr. Trimble presented the staff report, which included the following findings and recommendations:

- *The use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare.*
- *The R-1 Residential District permits the proposed use subject to a granting of a Special Property Use Permit by the Longview Appeal Board of Adjustment.*
- *With a recommended condition of approval, staff finds that the use as proposed meets the criteria found in LMC §19.12.050.*

Staff recommends that the Appeal Board of Adjustment grant a Special Property Use Permit subject to the condition listed below, for the Valley Christian Church expansion project; a religious assembly use in the R-1 Residential District, located at 2844 30th Ave & 2911 Pacific Way and parcel 0203004.

Condition: The property owner shall complete a Boundary Line Adjustment to legally combine three church owned properties, parcels 884002, 0203001 & 0203004, into one property. This requirement shall be met prior to the issuance of any building permit for construction that would exceed the maximum impervious area lot coverage

standard established for the zone district.

Audience Participation:

Steve Harris, 2907 Pacific Way, is in favor of the project. His concern was the arborvitae between his property and the parking lot being removed. He was hoping it would stay. He is not 100% sure where the property line is located and if the arborvitae belong to him or the church.

-Mr. Trimble noted that the site plan (Exhibit B) provided would need to be altered by the applicant before applying for a building permit, as there is a 15 ft. rear yard setback requirement. The parking lot would not be allowed to be built up to the property line as drawn.

Bob Williams, 2535 30th, spoke in favor of the project. He thought it was a great project and would be good for the community.

Board Discussion:

Mr. Caldwell inquired about the 6 month time limit affecting the permit. Mr. Trimble noted that extension were allowed on the permit. Chairmain Backstrom thought it was one extension was allowed. Mr. Brickey confirmed that one extension was allowed and a second was allowed with extenuating circumstances.

Mr. West suggested that Mr. Harris and a representative from the church get together and work out the arborvitae issues.

A motion was made by Mr. Don Rodman, to adopt the findings of the staff report, and grant a Special Property Use Permit subject to the conditions listed, for the Valley Christian Church expansion project; a religious assembly use in the R-1 Residential District, located at 2844 30th Ave & 2911 Pacific Way and parcel 0203004. The motion was seconded by Mr. Ray Caldwell and carried unanimously.

6. Other Business

Mr. Trimble stated that there was no Other Business to present.

7. Adjournment

With no further business to discuss, Chairman Backstrom adjourned the regular meeting of the Appeal Board of Adjustment at 4:52 p.m.

Nancy Vandehey, Administrative Assistant