



City of Longview

1525 Broadway
Longview, WA 98632
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Minutes - Draft Appeal Board of Adjustment

*Chairman Mark Backstrom
Tracy Goldsmith
Roger Peters
Don Rodman
Rex Whiteaker*

Tuesday, July 14, 2015

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: 5 -

Chairman Backstrom, Goldsmith, Peters, Rodman and Whiteaker

Staff present: Adam Trimble, Planner; Steve Langdon, Planning Manager; James McNamara, City Attorney; John Brickey, Community Development Director/Building Official; Craig Bozarth, City Engineer; and Nancy Vandehey, Administrative Assistant.

2. Approval of Minutes

15-3638 MINUTES OF THE APPEALS BOARD OF ADJUSTMENT MEETING
AUGUST 12, 2014.

Attachments: [August 12 2014 Appeal Board of Adjustment Minutes](#)

A motion was made by Rex Whiteaker, seconded by Tracy Goldsmith, that this matter be accepted and approved. The motion passed.

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 communications were received.

3.2 Written Communications.

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

No written communications were received.

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

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

5. Public Hearings

ABA 2015-2 ABA 2015-2 Request for a Special Property Use Permit to locate a private elementary school at 1428 22nd Ave in the R-1 residential district. Recommended Action: motion to adopt the findings and recommendation of the staff report and grant a special property use permit.

Attachments: [Staff Report 2015-2 SPU for Montessori School 1428 22nd Ave](#)
[Exhibit A SPU application ABA 2015-2](#)
[Exhibit B letter from Alicia Jackson ABA 2015-2](#)
[Exhibit C aerial photo ABA 2015-2](#)

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

- With a vehicle loading and unloading plan approved by the City Traffic Engineer and instructions to parents regarding student pick-up and drop etiquette as the applicant has proposed, 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.*
- 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 for the Big Leaf Montessori elementary school, and permit the establishment of a private elementary school at 1428 22nd Ave.

There was discussion between the audience, board and Mr. Trimble about the maximum number of allowed students. The applicant expects about 20-25 students. Three members of the household at 1425 22nd spoke against this application with the major concern being the impact of the additional traffic and limited amount of parking in the neighborhood.

A motion was made by Roger Peters, seconded by Don Rodman, to approve a Special Property Use Permit for the Big Leaf Montessori elementary school, and permit the establishment of a private elementary school at 1428 22nd Ave, according to the recommendation and findings within the staff report. The motion passed 4 to 1.

ABA 2015-3 ABA 2015-3 Request for a Special Property Use Permit to locate a private junior and senior high school at 2441 42nd Ave in the R-1 residential

district.

Recommended Action: motion to adopt the findings and recommendation of the staff report and grant a special property use permit.

Attachments: [Staff Report 2015-3 SPU for Three Rivers Christian Fellowship at 2441 42nd](#)
 [Exhibit A SPU application ABA 2015-3](#)
 [Exhibit B aerial photo ABA 2015-3](#)
 [Exhibit C Notice to Adjacent Property Owners ABA 2015-3](#)

Mr. Trimble presented a cover letter from Erin Hart, Administrator/Head of School at Three Rivers Christian School to each board member that had not been included in the agenda packets.

He then 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.*
- The use as proposed meet the criteria found in LMC §19.12.050.*

Staff recommends that the Appeal Board of Adjustment grant a Special Property Use Permit for the Three Rivers Christian School to locate a private junior and senior high school at the existing and New Life Fellowship Church of God at 2441 42nd Ave.

Several members of the audience spoke in favor of this application. There was a discussion about the high school age drivers and how they would be monitored. Administrators assured the board that someone is in the parking lot every morning to greet parents as well as monitor all the drivers. Other topics included the schedules of the teachers and noise from outside activities such as PE classes. Administrators addressed these concerns. Chairmain Backstrom asked the City Engineer about the need for a school zone or lower speed limit. Mr. Bozarth responded that this is not really a walking school, nor is there a need for students to be crossing 42nd Avenue as it is a closed campus and therefore, he will not be proposing any changes.

A motion was made by Don Rodman, seconded by Tracy Goldsmith, to approve a Special Property Use Permit for the Three Rivers Christian School to locate a private junior and senior high school at the existing and New Life Fellowship Church of God at 2441 42nd Ave. The motion passed unanimously.

ABA 2015-4

ABA 2015-4 Request for a Special Property Use permit to construct a 1,152 square foot greenhouse at the RA Long High School campus, adjacent to the Harding Building at 2742 Harding St. in the R-1 residential district.

Recommended Action: motion to adopt the findings and recommendation of the staff report and grant a special property use permit.

Attachments: [Staff Report 2015-4 SPU for RAL Greenhouse 2742 Harding](#)
[Exhibit A SPU application ABA 2015-4](#)
[Exhibit B Letter from Longview School District](#)
[Exhibit C aerial and photos of greenhouse and site](#)
[Exhibit D Notice to Adjacent Property Owners ABA 2015-4](#)
[Exhibit E email from Ray Mullenix Jr 7-3-15](#)

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.*
- 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 for the Longview School District to construct a 1,152 square foot greenhouse adjacent to the Harding Building at 2742 Harding Street on at the R.A. Long High School campus.

Jill Dehl, principal for the alternative school, spoke on behalf of the greenhouse. She addressed concerns from the audience of plant and produce sales. It is not intended for such purposes; produce grown will be sent home with the students. Ray Mullenix, 2749 Harding, questioned why an environmental study was not completed and inquired about hazardous materials that will be stored inside. Mr. Trimble advised that it didn't not meet the 4,000 square foot threshold for a study and that the Fire Marshal would regulate what would be determined hazardous materials. Mr. Mullenix was also concerned about extra traffic but it was clarified that this was an application for a greenhouse, not an expansion of the school and therefore, no additional traffic would be generated. Ms. Dehl also stated that most of her students are bused or use public transportation.

A motion was made by Don Rodman, seconded by Roger Peters, to approve a Special Property Use Permit for the Longview School District to construct a 1,152 square foot greenhouse adjacent to the Harding Building at 2742 Harding Street on at the R.A. Long High School campus. The motion passed unanimously.

6. Other Business

There was no other business to discuss.

7. Adjournment

Mr. Trimble advised the board that there was an applicant that wished to hold a special meeting prior to the next meeting. He would be following up with members individually to see if that would be an option and if not, that he would have an item for the August 11th meeting. With no further business to discuss, the regular meeting of the Appeal Board of the Adjustment adjourned at 5:50 pm.