



City of Longview

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

Minutes - Final - Not Approved

Appeal Board of Adjustment

Tuesday, May 10, 2016

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: Chairmain Mark Backstrom, Vice Chair Don Rodman, Roger Peters,

Excused: Tracy Goldsmith

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

ABA MIN
10-13-16

MINUTES OF THE APPEAL BOARD OF ADJUSTMENT OCT 13, 2015
REGULAR MEETING

Attachments: MINUTES OF THE APPEAL BOARD OF ADJUSTMENT OCT 13,
2015 REGULAR MEETING

The minutes of October 13, 2015 meeting were accepted and approved.

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.

Letters of support from Smart Start were copied and present to the Board before the

meeting began.

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

Mr. Trimble 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 2016-1

ABA 2016-1 Request for a Special Property Use Permit to locate a private pre-school and kindergarten at 2746 Ocean Beach Highway, in the Traditional Neighborhood Residential District, TNR.

Recommended Action: Motion to adopt the findings and conditions of the staff report and grant a special property use permit to locate a private school at 2746 Ocean Beach Highway.

Attachments: ABA 2016-1 SPU for Free Methodist Church 2746 Ocean Beach Hwy

At the beginning of the meeting, Mr. Trimble handed out new agenda packets to the board members with a condition removed from the packets that were sent in the mail.

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 TNR 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 Smart Start Early Learning School, and permit the establishment of a private pre-school and kindergarten at 2746 Ocean Beach Highway.

Three parents talked in support of the school. The director of the school, Nikki Hemberry, gave some background and highlights of her goals for the school.

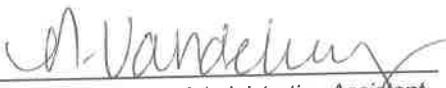
Recess timing, noise issues and the need for a fence between the school and the railroad tracks were discussed. Ms Hemberry stated that they always try to be good neighbors and have talked about adding a second playground. She also stated that the kids are not allowed near the railroad tracks. Roger Peters asked about driveway issues and how much they would cost to alter. Chairman Backstrom inquired about the 16-20 students listed on the application and if this would limit growth. Mr. Trimble responded that expanding beyond this application would require a new Special Property Use application.

A motion was made by Don Rodman, which was seconded by Roger Peters, to approve a Special Property Use Permit for the Smart Start Early Learning School, and permit the establishment of a private pre-school and kindergarten at 2746 Ocean Beach Highway, according to the recommendations and findings with the staff report. No special conditions were placed. The motion carried unanimously.

6. Other Business

7. Adjournment

With no further business to discuss, the regular meeting of the Appeal Board of Adjustment adjourned at 4:59 p.m.


Nancy Vandehey, Administrative Assistant