



# City of Longview

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

## Minutes Appeal Board of Adjustment

*Chairman Mark Backstrom  
Mr. Ray Caldwell  
Mr. Ed Holloway  
Mr. Don Rodman  
Mr. Clyde West*

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Tuesday, December 14, 2010

4:30 PM

Longview Council Chambers

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### 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.*

**Excused:** 1 -

Mr. Rodman

**Present:** 4 -

Chairman Backstrom, Mr. Caldwell, Mr. Holloway and Mr. West

*Staff Present: Marilyn Nitteberg-Haan, City Attorney; Craig Bozarth, City Engineer; John Brickey, Community Development Director/Building Official; Adam Trimble, Planner; Chris Whiteside, Administrative Assistant; Nancy Vandehey, Administrative Assistant*

*Staff Not Present: Steve Langdon, Planning Manager*

### 2. Approval of Minutes

**ABA MIN  
091410a**

MINUTES OF THE SEPTEMBER 14, 2010 APPEAL BOARD OF ADJUSTMENT  
REGULAR MEETING.

**Attachments:** [ABA Min 091410.pdf](#)

**A motion was made by Mr. Caldwell, seconded by Mr. Holloway to approve the September 14, 2010 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 communications 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

*Mr. Caldwell stated that he is a co-owner of the building at 1035 Vandercook Way which is being presented as one of the agenda items under ABA 2010-5. He will recuse himself when the matter is presented on the agenda.*

*Mr. Trimble then 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 2010-4  
cwlitz pw**

ABA 2010-4: SPECIAL PROPERTY USE REQUEST FOR THE CONSTRUCTION OF A PUBLIC UTILITY STRUCTURE IN THE R-1 RESIDENTIAL DISTRICT - BY COWLITZ COUNTY PUBLIC WORKS, AT 5715 OCEAN BEACH HIGHWAY.

**Attachments:**    [Staff Report 2010-4 SPU for CC PW utility structure.doc](#)  
[Exhibit A SPU Application.pdf](#)  
[Exhibit B Notice to Adjacent Property Owners ABA 2010-4.pdf](#)  
[Exhibit C SEPA E 2010-22 checklist.pdf](#)  
[Exhibit C2 SEPA DNS Notice](#)

*Mr. Trimble presented the staff report to the Appeal Board of Adjustment finding that:*

*-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 recommended that the Appeal Board of Adjustment grant a Special Property Use Permit to Cowlitz County Public Works for the construction of a 2,304+/- square foot public utility structure in the R-1 Residential District at 5715 Ocean Beach Highway.*

*Audience Participation:*

*No one spoke for or against the proposal.*

*Board Discussion and Action:*

**Mr. Holloway made a motion to grant the Special Property Use permit to Cowlitz County Public Works for the construction of a public utility structure in the R-1 Residential District located at 5715 Ocean Beach Highway subject to staff's findings. The motion was seconded by Mr. Caldwell and carried unanimously.**

**ABA 2010-5  
Young Lif**

ABA 2010-5: APPLICATION FOR A SPECIAL PROPERTY USE PERMIT FOR RELIGIOUS ASSEMBLY IN THE C-2 COMMERCIAL DISTRICT- BY LOWER COLUMBIA YOUNG LIFE, AT 1035A VANDERCOOK WAY.

**Attachments:**    [Staff Report for Young Life church at 1035a Vandercook.doc](#)  
[Exhibit A SPU Application.pdf](#)  
[Exhibit B- Notice to Adjacent Owners](#)  
[Exhibit C SEPA checklist](#)  
[Exhibit C2 SEPA DNS notice](#)

*The staff report was presented by Mr. Trimble to the Appeal Board of Adjustment finding that:*

*-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 C-2 Commercial 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 recommended that the Appeal Board of Adjustment grant a Special Property Use Permit for Lower Columbia Young Life, a religious assembly use in the C-2 Commercial District, to be located in tenant spaces at 1035A Vandercook Way, and making use of parking areas on assessor's parcel number 01850) and at 1035 Vandercook Way.*

*Audience Participation:*

*No one spoke for or against the proposal.*

*Board Discussion and Action:*

**A motion was made by Mr. West, which was seconded by Mr. Holloway, to approve the Special Property Use permit to allow a religious assembly use in the C-2 Commercial District located at 1035 Vandercook Way according to the recommendation and findings within the staff report and that it meets all building code requirements. The motion passed unanimously.**

## **6. Other Business**

*Prior to adjourning, Mr. Trimble introduced Nancy Vandehey, Administrative Assistant for the Public Works Department. Ms. Vandehey will be replacing Chris Whiteside who is resigning effective December 31, 2010.*

## **7. Adjournment**

*With no further business to discuss, the regular meeting of the Appeal Board of Adjustment adjourned at 4:54 p.m.*

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*Nancy Vandehey, Administrative Assistant*