



City of Longview

1525 Broadway
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Minutes Appeal Board of Adjustment

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

Tuesday, August 11, 2015

4:30 PM

Longview Council Chambers

1. Call To Order

The Appeal Board of Adjustment meeting was called to order at 4:30 pm by Chairman Mark Backstrom. Tracy Goldsmith, Rex Whiteaker, Roger Peters were in attendance. Don Rodman was excused.

2. Approval of Minutes

A motion was made by Tracy Goldsmith and seconded by Rex Whiteaker to approve the minutes. The motion passed.

JULY 14, 2015 MINUTES OF THE APPEAL BOARD OF
ADJUSTMENT MEETING

3. Audience Participation of Correspondence

None.

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.

None.

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 2015-5 Request for a Special Property Use Permit to establish a microwinery and restaurant in the General Commercial Zone at 1106 Florida Street.

Recommended Action: Motion to adopt the findings and recommendation of the staff report and grant the special property use permit for a microwinery at 1106 Florida Street.

Chairman Backstrom opened the public hearing ABA 2015-5. 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 General 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 recommends that the Appeal Board of Adjustment grant a Special Property Use Permit for Garage Industries Inc., DBA Roland Wines to operate a microwinery at 1106 Florida Street.

There were no questions about the staff report.

Mr. Backstrom invited those in support of the application to provide testimony: Stephen Meharg, residing at 1625, 24th Ave provided testimony in favor of the application. He noted he has an office 1 and ½ blocks from the proposed winery and sees it as a revitalizing presence. He notes that wine making is a competitive industry and it puts Longview on the map, potentially drawing people to the County and City. He feels the winery will be good for our culture and society.

Nick Seaver, residing at 2461 Parkhill Drive provided testimony in support. He knows the owners and knows they are committed to a business that will revitalize downtown Longview. They make award winning wine and operate a family friendly establishment welcoming all ages.

Marc Roland, applicant provided testimony in support. He started the winery in 2008 and during that time the wine industry in the state has increased 4-5% annually. He is a retired educator and notes that jobs will follow with a growing wine industry. He currently has one inter who will be working in the industry someday. His business is about bringing people together. Families are welcome and he feels wine tasting models responsible alcohol consumption. There were no speakers in opposition.

Mr. Backstorm invited board member discussion. Roger Peters asked about the volume of wine produced. Marc Roland reported 800 cases per year are produced. Tracy Goldsmith asked if they grow or buy grapes; Marc provided they purchase their grapes. Roger Peters asked if Marc felt they would have enough parking? Mr. Roland notes the minimum is met and they will operate primarily in off hours and there is lots of street parking.

Mr. Backstorm closed the public comment period. Roger Peters made a motion

to adopt the findings and recommendation of the staff report. Rex Whiteaker seconded the motion. The motion carried with 4 votes in favor.

6. Other Business

7. Adjournment

The meeting adjourned at 5:10 pm.