



City of Longview

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

Minutes

Appeal Board of Adjustment

Tuesday, May 8, 2018

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.

Staff present: Adam Trimble, Planner; Steve Langon, Planning Manager; James McNamara, City Attorney; John Brickey, Community Development Director/Building Official; Jeff Cameron, Public Works Director; and Nancy Vandehey, Administrative Assistant.

Present: 5 - Chairman Backstrom
Goldsmith
Peters
Petersen
Dahl

2. Approval of Minutes

Attachments: [MINUTES OF THE OCTOBER 17, 2017 APPEAL BOARD OF ADJUSTMENT MEETING](#)

A motion was made by Daniel Petersen, seconded by Tracy Goldsmith, that this matter be accepted and approved. Roger Peters noted that Don Rodman was listed twice as present and that one should be removed. Nancy Vandehey stated that it was a computer glitch and could not be resolved. The minutes will stand as published. 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

Adam Trimble read the Declaration of Ex-Parte Communication and Appearance of Fairness into the record. Steve Dahl read a statement into record that he has a business relationship with Ocean Beach Self Storage, which is across the street from the property being discussed today. He stated that he could make fair and unbiased decisions on today's hearing. The board and audience member did not see this as an issue.

5. Public Hearings

ABA 2018-1 SPECIAL PROPERTY USE PERMIT REQUEST FOR A FIRE STATION IN THE R-1 RESIDENTIAL DISTRICT.

Cowlitz 2 Fire and Rescue has applied to replace an existing fire station with a new, 7,480 square foot fire station at 5699 Ocean Beach Highway. Public Safety Facilities are allowed as a Special Property Use in the zone.

RECOMMENDED ACTION: Motion to grant a Special Property Use permit for a new fire station subject to the findings of the staff report.

Attachments: [Staff Report 2018-1 SPU for Cowlitz 2 Fire Station 5699 Ocean Beach Hwy](#)
 [Exhibit A Special Property Use Application](#)
 [Exhibit B Site Plan and image](#)
 [Exhibit C photos](#)
 [Exhibit D legal notice](#)
 [Exhibit E SEPA checklist](#)
 [Exhibit F Critical Areas report excerpt](#)

Adam 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.*

A letter from the Department of Ecology was received on 5/8/18.

Staff recommends that the Appeal Board of Adjustment grant a Special Property Use Permit for the Cowlitz 2 Fire & Rescue fire station replacement at 5699 Ocean Beach Highway, Longview, WA.

Dan Petersen, Steve Dahl and Tracy Goldsmith all stated that they didn't see any negative impacts to the surrounding neighborhood and that it was a benefit to the community to continue to have a fire station.

Roger Peters stated that it wouldn't impact the outcome of this hearing but he wanted to know how a Bremerton architect was selected.

Jeremy Huff from Cowlitz 2 stated that they had gone through a selection process and determined that they had the best design.

Chris St. Onge, Engineer from City of Longview, noted that the architect was also working with Gibbs and Olson, a local consultant on this project.

A motion was made by Roger Peters to grant a Special Property Use Permit for the Cowlitz 2 Fire & Rescue fire station replacement at 5699 Ocean Beach Highway, Longview, WA. The motion passed unanimously.

6. Other Business

With Vice Chairman Don Rodman's resignation from the board on January 18, 2018, a new vice chairman needed to be elected. Roger Peters was nominated by Dan Petersen.

Roger Peters was elected Vice Chairman.

7. Adjournment

With no further business to discuss, the regular meeting of the Appeal Board of Adjustment adjourned at 4:48 p.m.