



City of Asotin

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Planning Commission Meeting Minutes

2/26/16

City Council Chambers

Members present: David Risley, Jim Jeffreys, Elaine Greene, Ron Lamb (Chair), Ron Crossin (vice chair), Jenni Light (secretary)

Others present: future Planning Commission member Mercia Neace, Mayor Vicki Bonfield

Ron Lamb began meeting by reading definitions of residential zoning. Discussion evolved to understanding what was being asked of us. Understanding was that city council and mayor wanted us to consider revising zoning for R1 and R2. The primary issue is having an accessory building on a property before having the residence.

Excerpt from email sent to P&Z: *The City Mayor and the City Building Inspector would like the Planning and Zoning Commission to research the Zoning Ordinances pertaining to having to build a primary structure first before an accessory building. The City understands the way the ordinance is written now that the primary (House) must be built before an accessory building (shop) is built. The City would like the Planning and Zoning Commission to explore the possibilities of allowing a Shop to be built before the primary residential as long as the shop building is in the correct scale size of the house that will be built. This does not include living quarters built in the shop, nor does this address Pole Buildings at this time. The city has received this question time and time again. Can I build a shop first before I build my home? I want to build my shop first, so I can park my camp trailer inside my shop while I build my home. The other question has been I only want to build a shop on my property. I don't intend to build a house.*

David Risley questioned what we are being asked to do. Mayor Bonfield suggested this issue went from building inspector to clerk who asked mayor and she said it should have been interpreted by our attorney. She isn't sure why it came to Planning. Cleveland property in question has been sold.

Jenni Light asked if there might be options for flexible development; i.e. is there a time when it makes sense to have an accessory structure on property first? Greene suggests the problem occurs when the main residence doesn't get built and then property may not be insured and may not be maintained and could become an eyesore. Group discussion regarding possible ways to allow development but also still have a way to correct problems that could arise. No decisions were made.

Mayor Bonfield suggested the City's comprehensive master plan needs to be updated. Technically Planning Commission is supposed to review and make recommendations to council. The plan has not been updated recently and there could be a lot of issues which everyone believes will be a large undertaking. David Risley suggested staff really should be collecting data and forwarding information to Planning Commission. Again, it was discussed that the city does not have the additional resources to do this. Mayor suggested they are looking at a grant to help with this undertaking.

Ron Crossin welcomed our newest applicant for the vacant Planning Commission position, Mercia Neace. Mercia Neace introduced herself and provided some background. The group is looking forward to having her on the commission.

Mayor Bonfield updated the group on the shoreline master plan and expressed concern for keeping local control over shoreline to be transferred to City control. We are still waiting for a biological assessment from Department of Ecology and the mayor recently received a list from the Army Corp of things that needed to be done as well as associated prices.

Jenni Light made a motion to approve the minutes from January 7, David Risley seconded; motion approved.

Ron Lamb made a motion to adjourn, seconded by RC, motion approved. Meeting adjourned 7:40 pm. The next meeting is scheduled for Thursday, April 7. Jenni Light reminded the group she will not be present, so someone else will need to take notes if a meeting occurs.

For future reference, here are member email addresses:

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Jim Jeffreys asotinjim@gmail.com

Ron Crossin ron.crossin@gmail.com

Ron Lamb northridgezx2@yahoo.com

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