

City of Asotin  
Planning Commission Meeting  
August 21, 2014

**Call to Order:** by Chair Elaine Greene at 7:00 pm

**Roll call:**

X	Chair Elaine Greene
	Vice-Chair Ron Lamb
	Secretary Jason Schlee
X	Commissioner Ron Crossin
X	Commissioner David Risley
	Commissioner Sandy Ritz
X	Commissioner Jenni Light

**Others in Attendance:** Jerry Pierce, Lee Grenalds, Lisa Hasenoehrl, Bill Frye

**Approval of minutes:** David Risley made a motion to approve the minutes from July 10, 2014, seconded by Ron Crossin, no discussion, unanimous approval.

**Unfinished business:** Marshall Hallett's appeal remains before the City Council, City personnel are unable to proceed on the Comprehensive Plan at this time.

**New business:** Two items on our agenda tonight, an Application for Variance from Jerry Pierce at 328 Garfield Street and Lisa Hasenoehrl of Keltic Engineering to review the current updated information on the Shoreline Master Plan.

*Application for variance:* Jerry Pierce discussed plans to construct a lean-to attached to existing garage on property extending to within one-foot of the lot boundary. Existing code requires a minimum width of seven feet on the side yard for every lot.

There was discussion about the reasons for the code which could be for access (fire, safety, infrastructure) and how the code could affect this situation. Code is also designed for quality of life and consistency in requirements for all people residing in the jurisdiction. It was not clear if any underground infrastructure would be affected by this structure. Commissioners asked Mr. Pierce about specific hardships. Mr. Pierce stated for personal safety reasons he needed covered access to his truck which is parked outside adjacent to an existing garage on an existing level, paved location. Building Official Bill Frye stated he discussed the project with the applicant and builder and believed the structure would be appropriate. During the discussions Jenni Light stated she had visited the site prior to the meeting. Elaine Greene noted that Commissioners should not visit the site prior to a hearing to accommodate unbiased consideration based solely on the application.

Asotin Municipal Code requires variances to be granted if there is evidence that all six of the following findings are made:

- a. That a strict or literal interpretation and enforcement of the specified requirement (seven foot space between structure and lot line) would result in practical difficulty or unnecessary hardship to the applicant;
- b. that there are no exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same area;
- c. that the exceptional or extraordinary circumstances or conditions did not result from the applicant's actions;
- d. that the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the near vicinity;
- e. that the granting of the variance would support goals and policies contained within the Comprehensive Plan;
- f. that granting of the variance requested will not confer on the applicant any special privilege that is denied by the ordinance to other lands, structures or buildings in the zone in which the property is located.

The majority of Commissioners did not believe all six requirements were met and David Risley made a motion to deny the variance, seconded by Ron Crossin. There was no further discussion and a vote was taken: David Risley (yes), Elaine Greene (yes), Jenni Light (yes), Ron Crossin (yes). Motion was passed to deny the variance.

Further discussion revealed a miscommunication about the original motion when Commissioner Jenni Light said she misunderstood the motion and believed the motion was to approve the application. David Risley asked for a recount of votes. Votes were: David Risley (yes), Elaine Greene (yes), Jenni Light (no), Ron Crossin (yes). Motion still passes by majority vote.

*Discussion of Shoreline Master Plan* by Lisa Hasenoehrl, Keltic Engineering. Keltic is finalizing a "snapshot" (property ownership and maps depicting current conditions of the shoreline). They, along with Department of Ecology staff would like to meet with the Planning Commission to review current conditions and discuss public involvement activities. A special meeting time was finalized for September 11 at 4:00 in the afternoon at City Hall to review the maps and verify current conditions. During the Sept 11 meeting we would like to refine Shoreline Plan goals for the Planning Commission as well as visioning meetings for the community. DOE would like community input by late October. Keltic will organize the community visioning activities.

The next regular Planning commission meeting will be Thursday, October 2, 2014.

Special Shoreline meeting Thursday, September 11, 4:00 pm at City Hall.

**Adjourn:** 7:40 pm moved by David Risley, seconded by Ron Crossin; motion passed unanimously.