



**Variance Board Regular Meeting  
City Council Chambers, 2660 Civic Center Drive  
Minutes – Wednesday, June 4, 2025 – 5:30 p.m.**

**1. Call to Order**

Chair Aspnes called the regular meeting of the Variance Board to order at approximately 5:30 p.m. and reviewed the role and purpose of the Variance Board.

**2. Roll Call & Introductions**

At the request of Chair Aspnes, City Planner Thomas Paschke called the Roll.

**Members Present:** Chair Aspnes, Vice Chair Barstad, and Member Campbell Jensen.

**Members Absent:** None

**Staff Present:** City Planner Thomas Paschke and Senior Planner Bryan Lloyd

**3. Approval of Agenda**

**MOTION**

**Member Campbell Jensen moved, seconded by Member Barstad, to approve the agenda as presented.**

**Ayes: 3**

**Nays: 0**

**Motion carried.**

**4. Review of Minutes: May 7, 2025**

**MOTION**

**Member Barstad moved, seconded by Member Campbell Jensen, to approve the May 7, 2025, meeting minutes.**

**Ayes: 3**

**Nays: 0**

**Motion carried.**

**5. Public Hearing**

Chair Aspnes reviewed the protocol for Public Hearings and public comment and opened the Public Hearing at approximately 5:34 p.m.

**a. PLANNING FILE 25-009**

**Request to Allow a Proposed Shed to Stand Less than Five Feet from an Existing Structure.**

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Senior Planner Lloyd reviewed the variance request for this property, as detailed in the staff report dated June 4, 2025.

Mr. Lloyd explained that the variance request involved building a small storage shed less than five feet away from an existing structure due to the steeply sloping yard. The reasonably flat place to situate the shed was too close to the existing garage, necessitating the variance. He noted the staff report highlights that variances should be approved if there are unique or unusual property circumstances that prevent the fair application of zoning standards. The steep slopes across the property make it difficult to find a suitable location for the shed more than five feet from the garage.

Member Barstad questioned why the shed could not be placed further from the garage.

Mr. Lloyd explained the challenges of engineering a base or platform to accommodate the slope. He reviewed the five-foot setback and noted it served multiple purposes, including ease of maintenance and fire separation.

Member Barstad inquired about the rationale for the two-foot separation.

Mr. Lloyd explained that it provided some space for maintenance.

Member Barstad questioned if the homeowners intended to build a shed platform.

Mr. Lloyd clarified that the focus was on whether the homeowners created the need for the variance.

Chair Aspnes inquired if there was any public comment.

Mr. Lloyd confirmed that no public comments were received by staff regarding this variance.

Chair Aspnes closed the public hearing at 5:59 p.m.

Member Barstad raised concerns about stormwater management and the impact on the garage foundation.

Mr. Lloyd suggested grading the space or installing gutters to prevent water damage.

Member Campbell Jensen commented on the limited space for the shed and the necessity of placing it on the court.

Mr. Lloyd noted that the front yard could also be a suitable location, but it would require another variance.

Chair Aspnes suggested that the applicants should seek the maximum distance possible when applying for the permit.

The Board discussed the standard amenity of a shed and the unique circumstances of the property.

**MOTION**

**Member Campbell Jensen moved, seconded by Member Barstad, to adopt Variance Board Resolution No. 174 (Attachment 4), entitled “A Resolution Approving Variances to Dimensional Standards Pertaining to a Storage Shed at 427 Irene Court (PF25-009).”**

**Ayes: 3**

**Nays: 0**

**Motion carried.**

**6. Adjourn**

**MOTION**

**Member Barstad, seconded by Member Campbell Jensen, to adjourn the meeting at 6:01 p.m.**

**Ayes: 3**

**Nays: 0**

**Motion carried.**