

Planning Commission Meeting/Public Hearing

Date: 5/12/22

Start Time: 7 p.m.

End Time: 8:25 p.m.

Location: 121 Cleveland, Asotin, WA

Chair: Gary Bourassa

V-Chair: Dan Bridges

Secretary: Anne Beste

TOPIC: Amendment Change Request to C2 High-Intensity Commercial Zone by Douglas Mushlitz

Call to Order by Chairperson: Gary Bourassa

Roll Call: Gary Bourassa, Dan Bridges, Elaine Greene, Mercia Neace, Anne Beste, Angela Nightengale

Others in Attendance: Douglas Mushlitz - Applicant

Public Hearing Attendees: Elaine Nagle, Gail Moore-Pivoda, Ron Hostetler, Tim Ottmar, Wes Vaughn, Mary McColla, Rod Hostetler

Chairperson Gary Bourassa, briefly outlined the process for the Public Hearing for those present. Mr. Mushlitz outlined his case for the amendment change to the Commercial zone for the City of Asotin. The proposed new wording to 18.44.020 Permitted uses: Section V: Multifamily dwelling unit; provided that: 1. No more than four dwelling units shall be allowed on one lot; and 2. "multifamily dwelling" means a building designed exclusively for occupancy by three or more families living independently of each other and containing three or more dwelling units. Mr. Mushlitz seeks to convert 4 current motel units to 4 studio apartments in the commercial building currently occupied by Matt's Restaurant and Motel.

Public Comment: Several pertinent issues, concerns and questions were discussed by Board Members and residents present at the hearing:

1. The size and occupancy for the proposed Studio Apartments and the issue for parking and increased traffic in the area. How would issues with "problem" tenants or lease violations be handled and how would this affect the "small town" atmosphere of Asotin? Why are the Motel rooms considered non-profitable and shouldn't more effort be made to keep the building in a commercial zone?
2. Confusion on the zoning of the entire Commercial area for Asotin in that it can set precedent and allow for any reduction in commercial space to increase residential space. The amendment, if passed, will affect the entire C2 of Asotin, a very small area in comparison to Lewiston and Clarkston where residential units have been incorporated.

3. Low income Studio apartments don't seem to be the solution to the housing issue. The City of Asotin Comprehensive Plan states intent to protect and promote commercial space.

After the Public Hearing portion of the meeting was concluded, the Planning Commission reviewed the public comments and discussion items in the case for and against the amendment. After discussion, Commissioner Angela Nightengale made a motion to deny the application for the amendment to Asotin's C2 Commercial Zone. It was seconded by Commissioner Elaine Greene. The Planning Commission vote was unanimous to deny the amendment change Request by Douglas Mushlitz. Chairperson, Gary Bourassa will forward this denial to the City Council for their further action.

Other Business: Commissioner Ron Crossin will remain a member of the Planning Commission and will return to his position as his health improves.

No other business or written communication was introduced.

Next Meeting Date: July 7, 2022

Adjournment: Meeting adjourned at 8:25 p.m.

Gary Bourassa, Chair

Submitted, Anne Beste, Secretary