

Planning Commission Special Meeting/Public Hearing

Date: 9/15/22

Start Time: 5:30 p.m.

End Time: 7:45 p.m.

Location: 121 Cleveland, Asotin, WA

Chair: Gary Bourassa

V-Chair: Dan Bridges

Secretary: Anne Beste

TOPIC: Language Change to include "single family residence" into the Asotin Municipal Code, Chapter 18.44.030, C2 Zone, Permitted Conditional Uses

Call to Order by Chairperson: Gary Bourassa

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

Others in Attendance: Kevin McKeirman - Applicant

Public Hearing Attendees: Elaine Nagle, Gail Moore-Pivoda, Debbie Hostetler, Delores Grasser, Wes Vaughn, Mary McCollum, Leigh Zipse, Evan Southwick, Vikki Bonfield, James Franklin, Celia Alexander

Chairperson Gary Bourassa, briefly outlined the process for the Public Hearing for those present. Mr. McKeirman outlined his case for a Single Family Residence in the building located at 130 Main Street that is located in the Commercial zone for the City of Asotin. The proposed new wording to 18.44.030, subsection C: The following uses require a conditional use permit from the Planning Commission as provided in Chapter 18.72 of the Asotin Municipal Code and Permitted Conditional Uses would add "Single Family Residential".

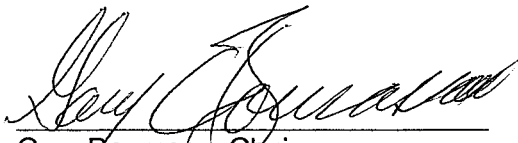
Public Comment: A synopsis of pertinent issues and concerns discussed by Board Members and residents present at the hearing:

1. Concern on the impact to the entire Commercial area for Asotin in that it can set precedent and allow for potential reduction in commercial space due to an increase in 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.
2. References were made regarding two previous Public Hearings conducted in July 2022 where a change to the Commercial Zone was discussed. The Planning and Zoning Commission at the Public Hearing on July 14, and the City Council Public Hearing on July 25 both denied the petition to allow residential occupancy in the commercial area of Asotin.
3. Efforts to maintain the distinct zoning of Commercial and Residential buildings complies with the Asotin City Comprehensive Plan and current City of Asotin zoning ordinances providing control within the limits of the city to guide its growth in an orderly and logical manner.

4. Concurrence that the goals of the Asotin City Comprehensive Plan and current zoning provides for public health and safety, convenience and general welfare for the City by insuring that the impacts of development are within the standards established by the entire community.

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 proposal. After discussion, Commissioner Angela Nightingale made a motion to deny the proposal to include "Single Family Residence" for Conditional Use Permitting into the Asotin Municipal Code. It was seconded by Commissioner Elaine Greene. The Planning Commission vote was unanimous to deny Kevin McKeirman's proposal. Chairperson, Gary Bourassa will forward this denial supported by the Planning Commission Findings of Fact to the City Council for their further action.

Adjournment: Meeting adjourned at 7:45 p.m.



Gary Bourassa, Chair



Submitted, Anne Beste, Secretary