



City of Asotin

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Asotin Planning Commission Minutes

Date: September 25, 2025

Time: 7:00 PM

Location: Asotin City Hall

Audience in Attendance

See attached.

Call to Order

Chair called the meeting to order at 7:00 PM.

Roll Call

- Anne Beste
- Mercia Neace
- Sam Hill
- Elaine Greene
- Collin Jurries

Approval of Past Meeting Minutes

Secretary Neace requested approval of the previous meeting minutes. Commissioner Greene moved to approve; Commissioner Beste seconded. Motion carried.

Unfinished Business

None.

New Business

Welcome New Commissioner: Collin Jurries

Conditional Permit Review - See attached.

Audience Input:

- Sue Weaver: Property owner seeking to remove existing residential structures and build a new stick-frame house on the same footprint, maintaining current offsets. Seven builders evaluated

the property. Conversations with Chris Seagrove and Bob indicated that repair or remodel would be more expensive than rebuilding. Some structures are beyond repair; joists in some areas rest directly on soil rather than a foundation. Existing home is over 75 years old. Rebuild on the same lot is preferred due to recently replaced sewer placement and preservation of trees. Bob advised applying for a conditional use permit, as the lot is zoned C-2.

- Elaine Nagle: 60-year Asotin resident and Asotin Museum treasurer. Opposed to replacing current residential buildings, noting that the city's commercial area is limited and advocating that the lot remain commercial to support local business.
- Rozella Wood: Supports replacement, citing neighborhood improvement.
- Evan Southwick: Opposed. Lives nearby and prefers lot improvement but expressed concerns over application clarity. Does not support a new residence similar in quality to the existing structure. Suggests building on the adjoining lot, which is zoned residential and has accessible sewer.
- Cecilia Alexander: Supports cleaning up the lot but concerned that rebuilding residential could lead to a zoning change.
- Lee Zipsley: 10-year Asotin resident. Opposed due to conflicting information in the application, referencing past issues on Fillmore Street. Questions whether the new structure is considered permanent or a manufactured home and concerned about potential additional permits.

Public Comment Closed

The public comment portion of the meeting was closed.

Commission Discussion and Recommendation

The Commission discussed the C-2 section of the city code. The Commission noted that the conditional use permit pertains to whether a residential building may be constructed in a C-2 zone, rather than specifying the type of residential building permitted. Citing Section 18.44.030, the Commission determined that building a single-family residential structure on a commercial lot is allowed with a conditional use. Since this project would not cause or require a zoning change, and no code provisions were found preventing a conditional use from being granted, the Commission recommends that the City approve Susanne Weaver's conditional use request to replace her existing residential home and garage with a new structure on the same lot.

Commissioner Neace moved to approve; Commissioner Greene seconded. Motion carried.

Next Planning Commission Meeting Scheduled for January 8th 2026 at 7:00pm

Sam Hill,
Chair

Mercia Neace,
Secretary