

Asotin Planning Commission Meeting & Public Hearing

Asotin City Hall

June 2, 2016

Members present: Elaine Greene, Jenni Light (Secretary), Ron Crossin (Vice Chair), Ron Lamb (Chair), Mercia Neace.

Also present at meeting: Marilyn Flatt, Billie Flatt, JoAnne Miller, Dale Bonfield, Chris Segroves

Meeting called to order 7:08 pm by Ron Lamb

Old Business:

Ron C made a motion to accept the minutes from 2/25/16. Elaine G seconded. Motion was approved unanimously.

Public Hearing:

Ron L (Chair) opened the public hearing at 7:10 with Agenda item 1- A Conditional Use request.

Ron C excused himself from voting on this request due to a conflict of interest.

Ron L discussed what R-1 zoning consisted of and suggested if a zoning change was warranted, then this issue should go to the City Council.

Ron L discussed and read excerpts from the zoning code manual for R-1 and commercial zoning so everyone would understand what was required by each.

Jenni L said "home occupation" was a conditional use and read the definition of home occupation from the zoning manual

Billie Flatt (applicant) shared photos of the property and discussed business practices. She stated she would be the only stylist and it would be a one-station salon. Personal vehicles would be parked on Harding rather than on Curry Court. Additional parking off street in the driveway could also be accommodated. The application stated hours would be 2-6:30 (EG has notes indicating hours were 10-8) Tues-Friday, with other appointments available but no walk-ins were encouraged.

There was a discussion about signage. Commission discussed no signage or very small signage that would be attached to the structure (not free-standing) and would not protrude out from the structure.

There was discussion about parking in the culdesac as there have been prior issues with vehicles and trailers blocking the turnaround portion of the culdesac. There was discussion about requesting fire chief (Noel Harding) to review the application ensuring the conditional use would not hinder any safety operations.

The Commission will have further discussion and review zone definitions. A decision will be made within 15 days of meeting.

Public hearing for the conditional use ended at 7:30 pm.

New business:

Agenda item 2 – Mr. Dale Bonfield (AASD) requested Planning Commission input and position on property located at Filmore and 2nd St. Commission decided that current zoning C2 is applicable.

Ron L clarified the school property is currently C-2 as is the museum property in question. He further stated there is no issue with zoning from the Planning Commission because the zoning is the same for the school as it is for the museum.

JoAnn Miller stated that in the past the museum asked the City to vacate the alley but a nearby homeowner objected to the vacation so the museum dropped the request.

Discussion regarding zoning for school and museum closed 7:40.

Commission discussion about conditional use request:

MN: how are applicants and recipients of conditional uses held accountable?

Discussion: conditions could be spelled out in paperwork or neighbors can complain which would initiate an investigation.

RC: what about fire and safety concerns?

Discussion: can have fire reps review plans; was probably a good idea to contact fire reps for conditional uses.

RL: clarification to zoning for “*home occupation*”

Discussion: *home occupation* refers to R-2 zoning, NOT R-1; specifically, code 18.28.030 refers to R-1 zoning and 18.32.030 refers to R-2 zoning.

Some members of the commission believed the applicant’s zoning allowed *home occupation* during the hearing discussion, but this clarification contradicts that. There is no *home occupation* for R-1, only for R-2. It appears the conditional use cannot be met because *home occupation* is not specified for R-1.

EG made motion that due to the non-conformance of this request for conditional use under R-1, the request is denied. The planning commission does highly recommend the city reevaluate R-1 and R-2 zones within the confines of the city limits due to future growth and or consider adding “*home occupation*” to current R-1 conditional uses.

MN 2nd motion

Motion passed.

RC made a motion to adjourn, JL seconded, motion passed unanimously.

Next meeting will be by July 14, 7:00 pm, City Hall.

Meeting adjourned 8:28 pm.

Summary for City Council Members:

Application was denied because “home occupation” is not a conditional use for R-1 zoning.

Commission believes this type of use at the applicant’s location would not reduce the quality of life for neighbors and would benefit citizens of Asotin. The Commission could not approve the application because that particular conditional use was not allowed.

The Commission recommends the City Council consider:

Adding “*home occupation*” as one of the conditional uses to 18.28.030.

OR

Consider rezoning the north-west portion of Curry Court as R-2.

Commission also recommends the following conditions if application is eventually successful:

- No signage or very small signage
- Limited business hours
- Personal vehicle parking during business hours on Harding street
- Customer parking does not extend beyond property frontage along Curry Ct road
- Conditional Use only for Billie Flatt at this location

Below is a zoning map with a pin noting the applicant’s property. Data for this map came from Asotin County records and may be slightly different than the large zoning map located in the Council Chambers.

