



# City of Clarkston

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829 5th Street • Clarkston, WA 99403 • www.clarkston-wa.com

## PLANNING COMMISSION

### AGENDA

Monday, October 6, 2014

CITY HALL

829 5<sup>TH</sup> STREET

**CALL TO ORDER:            6:00 P.M.**

**ROLL CALL:**

**APPROVAL OF MINUTES:  
September 29, 2014**

### **REGULAR BUSINESS:**

- A.     Adopt Findings of Fact, Conclusions of Law and Recommendation on Zone Change Application No. 2014-02**

### **UNFINISHED BUSINESS:**

### **COMMUNICATIONS:**

- A.     From Public
- B.     Written
- C.     From Planning Commission
- D.     Staff Reports

**ADJOURN:**



**TREE CITY USA.**

**CITY OF CLARKSTON**  
**PLANNING COMMISSION MINUTES**  
**September 29, 2014**

**CALL TO ORDER:** 6:00 P.M., Clarkston City Hall, Chair Murray  
**ROLL CALL:** Bob Gilbertson, Jim Merrill, Margo McCroskey, Jim Braddock, John Murray  
Staff: Jim Martin

**APPROVAL OF MINUTES:**

Minutes of the September 15, 2014 meeting were approved 5 to 0 on a motion by GILBERTSON/MCCROSKEY. Motion carried.

**REGULAR BUSINESS:** Discussion and Recommendation on Zone Change Application No. 2014-02.

PWD Martin reminded the Commission that the public hearing for the action was held previously and the purpose of the meeting was for the Commission to pose questions from the public hearing to the representative of the applicant. Chairman Murray invited the applicant to the podium to describe the need for the zone change. Chairman Murray explained that the Commission's decision was tabled due to lack of applicant representation and the Commission wanted to get answers for the questions raised during the public hearing prior to considering a decision on the zone change. There were concerns raised about lighting, noise, traffic and parking. Chairman Murray encouraged Mr. Mills to read the minutes of the hearing. Darrell D. Mills Jr. representing Thunderjet boats explained that the need for the zone change was due to them running out of capacity for their manufacturing. They anticipate building a structure that may take up to one half of the property available. Paving would be included in the improvements. They would have room for loading and unloading of product and additional parking for employees. The new structure would not be used for the metal work that currently takes place in the north portion of their facility but rather assembly and finish work. Chairman Murray questioned anticipated ingress and egress for the new area. Mr. Mills explained that they planned on using the 14<sup>th</sup> Street access they currently use.

Loading and unloading of larger items would take place in its' current location with no impact on Poplar Street. Commissioner Gilbertson pointed out noise concerns with the business as early as 5 AM. Mr. Mills explained that there could be possible noise from the open doors in the welding area at that hour and hoped that the addition of the new structure would help block that noise. All the cutting, bending and welding would take place in the original facility to the north. The new building would be used for welding, assembly and installation and would be a separate building. It would be too much trouble to try to join the new building to the original facility. Commission Merrill asked about the proposed privacy wall that was mentioned in the application and where it might be located. Mr. Mills explained that it would make the most sense to place it on the easterly portion of the project to separate the residential uses from commercial. That would help with noise and lights from vehicles that may be a nuisance. Lighting problems and solutions were discussed with Mr. Mills willing to make adjustments to the situation. Commissioner Gilbertson raised the concern of traffic VS school students in the area. Mr. Mills explained that the traffic situation in the area is usually addressed in their monthly safety meetings as he understands the concerns. Following the discussion, a motion for taking the vote off the table made by MCCROSKEY / BRADDOCK motion carried to move forward with the vote for application #2014-02. MCCROSKEY / BRADDOCK moved and seconded the new motion to approve the application. Motion carried unanimously.

**UNFINISHED BUSINESS:** No business...

**COMMUNICATIONS:**

A. From Public, N/A B.  
Written, N/A

C. From Planning Commission, Chairman Murray commented that our new business on 6<sup>th</sup> Street appears to be a nice addition to our City.

D. Staff Reports, PWD Martin explained that it would be preferable to conduct the next meeting Oct. 6<sup>th</sup>, 2014 for the possible adoption of the finding of fact for this zone change.

**ADJOURNMENT:**

Meeting adjourned at 6:20 p.m. MERRILL/GILBERTSON with 5-0 vote to adjourn.

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John Murray, Chair

**BEFORE THE PLANNING COMMISSION  
OF THE CITY OF CLARKSTON**

RE:	)	
ZONING MAP CHANGE APPLICATION #2014-02	)	FINDINGS OF FACT
Thunderjet Boats	)	
1401 Bridge Street	)	CONCLUSIONS OF LAW
	)	AND DECISION
	)	

This matter having come before the Planning Commission of the City of Clarkston, Washington on Sept. 15<sup>th</sup>, 2014 for public hearing pursuant to public notice as required by law, on a request for a Zoning Code map change that would change property just west of 1402 Poplar Street known as S. 264' of Lot 23 of Block FF of Vineland, from Medium Density Residential (R-2) to Service Commercial (SC) in order to allow commercial use, and the Commission having heard the staff report and recommendation of other interested parties who appeared and being fully advised in the matter, issues the following Findings of Fact and Conclusions of Law:

**FINDINGS OF FACT**

1. The Clarkston City Code section 17.09.010 establishes the authorization to initiate amendments to the Zoning Code.
2. All applicants, the titled owners of the subject properties have submitted zoning map change application #2014-02.
3. All applicants filed said application with the City for the map change for the Medium Density Residential zone on July 22, 2014 and paid the applicable fee.
4. The City set a public hearing before the Planning Commission for Sept. 15<sup>th</sup>, 2014 and provided notice to the public as required by law.
5. The Planning Commission held a public hearing on Sept. 15<sup>th</sup>, 2014 and took testimony from city staff and the public.
6. As a result of the testimony, the Planning Commission has determined that the proposed use is consistent with the Comprehensive Plan and the area of application was previously identified as a transitional area that is expected to change from Medium Density

Residential to Commercial use over time as an anticipated evolution of the neighborhood. The zoning map change is therefore approved for the following reasons:

- a. The proposed zone change is consistent with the Comprehensive Plan.
- b. The area of change has been identified as an anticipated logical change to commercial use in the neighborhood.

#### CONCLUSIONS OF LAW

1. The proposed zone change does follow the anticipated evolution of the comprehensive plan and zoning standards.

Based on the foregoing Conclusions of Law, the Planning Commission hereby enters the following...

#### DECISION

1. Application No. 2014-02 for a zoning map change of the Zoning Code is approved and a recommendation will be made to the City Council for final action.

DATED this 6th day of October, 2014.

PLANNING COMMISSION  
OF THE CITY OF CLARKSTON

By: \_\_\_\_\_  
John Murray, Chair

ATTEST: \_\_\_\_\_  
Vickie Storey, City Clerk