



# City of Clarkston

City Hall: (509) 758-5541 • Police: (509) 758-1680 • Fire: (509) 758-8681 • Fax: (509) 769-6018

829 5th Street • Clarkston, WA 99403 • [www.clarkston-wa.com](http://www.clarkston-wa.com)

## PLANNING COMMISSION

### AGENDA

Monday, April 6, 2015

CITY HALL

829 5<sup>TH</sup> STREET

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

**ROLL CALL:**

**APPROVAL OF MINUTES:**

**March 16, 2015**

**PUBLIC HEARING:**

**Public Hearing on Zone Change Application No. 2015-01, 1226 Chestnut**

**REGULAR BUSINESS:**

**A.     Discussion, Zone Change Application**

**UNFINISHED BUSINESS:**

**A.     Joint Meeting - discussion**

**COMMUNICATIONS:**

A.     From Public

B.     Written

C.     From Planning Commission

D.     Staff Reports

**ADJOURN:**



**TREE CITY USA.**

**CITY OF CLARKSTON  
PLANNING COMMISSION MINUTES  
March 16, 2015**

**CALL TO ORDER:** 6:00 P.M., Clarkston City Hall, Chair Murray  
**ROLL CALL:** Bob Gilbertson, Jim Merrill, John Murray; McCroskey absent; Braddock excused.  
Staff: Vickie Storey

**APPROVAL OF MINUTES:**

Minutes of the October 6, 2014 meeting were approved on a motion by MERRILL/GILBERTSON. Motion carried.

**REGULAR BUSINESS:**

**A. Set Hearing Date for Zone Change Application No. 2015-01, 1226 Chestnut**

Murray clarified that the application is for 1226 Chestnut and 1234 Chestnut and includes the old Jenkins plumbing building. A date was discussed for the hearing. Hearing date was set for 4/6/15. Notices will be provided as required by code.

**B. Discussion – Joint Meeting**

Murray explained that he attended a “Short Course on Local Planning” recently. He said he met members of the Asotin and Asotin County Planning Commissions and they thought it might be beneficial to have a joint meeting of the three planning commissions. He said one topic that might interest all three is the Shoreline Plan. PWD Martin said the City is in the process of updating the Shoreline Master Plan as a group effort of several entities including Asotin, Garfield and Columbia Counties.

Martin said he will contact the other entities to see if there is interest in a joint meeting.

**C. Discussion – Espresso/Food Stands (CMC 17.10.055)**

PWD Martin commented that an issue he is dealing with that is not addressed in our code is covered seating areas for espresso / food stands. The city currently allows a picnic table or seating for up to four. Martin said that most of these type of stands are located on property owned by another business. One concern is that a covered seating area could take up space that is required parking for the primary business. Murray asked at what point would restroom facilities be required. Merrill said he thinks if they want covered seating, it becomes more like a restaurant. Murray said an applicant should make an application with an explanation of what they are looking for. Martin said he will see what he can find on other jurisdictions’ rules. Gilbertson said he remembers discussion of this issue when the original code was adopted.

Martin asked the commission to bring other issues to the table that they feel need to be updated. Martin said one thing is to remove the section that provides for a board of adjustment since we now use a hearings examiner.

**UNFINISHED BUSINESS:** None.

**COMMUNICATIONS:**

- A. From Public, N/A
- B. Written, N/A
- C. From Planning Commission – Murray shared a handout on the Planning Short Course he attended.
- D. Staff Reports.- Storey told the commission that they all need to take training on Open Public Meetings.

**ADJOURNMENT:**

Meeting adjourned at 6:35 p.m.

\_\_\_\_\_  
John Murray, Chair

CITY OF CLARKSTON
APPLICATION FOR ZONING MAP / COMPREHENSIVE PLAN MAP AMENDMENT

Applicant Name: Mark Schwemmer Home Phone: 509-758-2363
Address: 1226 Chestnut St. Work Phone: 208-791-2215
Property Owner Name (if different): Cell
Address:
Legal Description of Property: SEE ATTACHED Current Zoning: R-2 (MDR)
Proposed Zoning Designation: NC (NEIGHBORHOOD COMMERCIAL)

The City may amend this ordinance when it finds that any of the following applies:

- 1. Such amendment is consistent with the Comprehensive Plan and is not detrimental to the public welfare;
2. Change in economic, technological or environmental conditions has occurred to warrant modification of this ordinance;
3. It is found that an amendment is necessary to correct an error in this ordinance;
4. It is found that an amendment is necessary to clarify meaning or intent of this ordinance;
5. It is found that an amendment is necessary to provide for a use that was not previously addressed this ordinance; or
6. Those amendments as deemed necessary by the City Council to provide for the health, safety and general welfare.

ATTACHMENTS:

- 1. NARRATIVE: Please provide a written statement describing how the map amendment will be consistent with the above criteria and how the amendment will be consistent with the goals of the Comprehensive Plan.
2. VICINITY MAP: Please attach a vicinity map, drawn to scale, which shows the location of the proposed amendment.
3. PROOF OF OWNERSHIP: Please attach a copy of the property deed or sales contract.

The Applicant will be notified in writing within 28 days of receipt of the application whether the application is deemed to be complete. The date of the public hearing will be established upon the acceptance of a complete application.

The Applicant does hereby certify that all of the above statements and information in any attachments transmitted herewith are true under penalty of perjury by the Laws of the State of Washington.

Signature (Applicant): [Handwritten Signature] Date: 2/23/15

Signature (Landowner, if different): \_\_\_\_\_ Date: \_\_\_\_\_

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FOR OFFICE USE ONLY

Case No: 2015-1 Date Rec'd: 2-23-15 Rec'd By: [Handwritten Signature]
Planning Commission Hearing Date: \_\_\_\_\_ Action Taken:
City Council Action: \_\_\_\_\_ Date: \_\_\_\_\_

We are current owners of 1226 Chestnut Street. We purchased the property two and a half years ago and were led to believe that the commercial building that is on the property was zoned light commercial. The information was provided to us by the prior building inspector.

The building was built with the intention to house a business. There are presently businesses behind us and next to us and two doors down from us. We would like to be able to use the property for its intended use; for which we purchased it for. We would like to open a coffee shop to add to the community. It would give the people in the assisted living business behind us a place that they could walk to, allowing them to get out of the house where they might not otherwise be able to. The coffee shop might add to their quality of life. We feel that something needs to be done with the building. There is a high volume of foot traffic in front of the building along with a bus stop and having a coffee shop would be a convenience for those who do walk passed it every day.

Our neighbor, Gene, between us and Fuchs Flower Shop has no issues with the re-zoning of his property along with ours as there is really no other use for the building on our property. It was for many years a place in the valley to buy your plumbing parts and supplies. It played an important business in this community and we would love to be able to continue this legacy. We love the valley and would love to be able to provide a service to those who live here.

Thank you for your consideration.

Mark and Gwen Schwemmer

I, Eugene E. Myhre Jr.,  
do not have any issues  
with re-zoning on my  
property along with  
the Schwemmer's.

 Feb 26, 2015



Elm St

Sycamore St

Diagonal St

13th St

12th St

11th St

10th St

Chestnut St

Chestnut St

Chestnut St

McCarroll St

University St

College Ct

College Ct

Libby St

# Schwemmer

