



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

PLANNING COMMISSION

AGENDA

Monday, August 17, 2015

CITY HALL

829 5TH STREET

CALL TO ORDER: 6:00 P.M.

ROLL CALL:

APPROVAL OF MINUTES:

April 20, 2015

PUBLIC HEARING:

Zone Change Application 2015-05, 1200 Block of Fair Street, Clarkston Estates

REGULAR BUSINESS:

A. **Discussion Zone Change Application No. 2015-05**

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
APRIL 20, 2015**

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

APPROVAL OF MINUTES:

Minutes of the April 6th, 2015 meeting were approved 4 to 0 on a motion by BRADDOCK/GILBERTSON. Motion carried.

REGULAR BUSINESS:

A. Review of the Findings of Fact, Conclusions of Law and recommendation on Zone Change Application No. 2015-01.

MOTION BY MERRILL/BRADDOCK to approve the Findings of Fact, Conclusions of Law and Recommendation for Zone Change Application No. 2015-01 as written. Motion carried 4-0.

UNFINISHED BUSINESS: No business...

COMMUNICATIONS:

- A. From Public, N/A
- B. Written, N/A
- C. From Planning Commission, N/A
- D. Staff Reports, PWD Martin explained that he is still working on getting the City of Asotin and Asotin County Planning Commissions together for a joint meeting.

ADJOURNMENT:

Meeting adjourned at 6:04 p.m. GILBERTSON/MERRILL with 4-0 vote to adjourn.

John Murray, Chair

City of Clarkston
Public Works Director
829 5th St.
(509) 758-1662
(509) 769-6019fax

Memo

To: Planning Commission
From: James E. Martin, PWD
CC:
Date: July 23, 2015
Re: Possible Apartment Complex

We have a developer interested in the construction of an apartment complex directly west of the Housing Authority on Fair Street. Depending on how the buildings lay out, it may involve either 36 or 48 units similar to what has recently been constructed in Lewiston. The property consists of 2.23 acres on the north side of Fair Street which is currently zoned R-2 Medium Density Residential. In order to accomplish the project it would require a change to R-3 High Density Residential. Fortunately, R-3 is located directly south across Fair Street. There are also similar uses just to the west.

I am looking to establish a hearing date for the public hearing but will confirm the official request with the acceptance of an official application for a zone change and the accompanying fee. I will be certain to keep you in the loop. If I don't get the application I don't see the need to meet. (Project location attached)

Thanks,



Jim

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

Applicant Name: Clarkston Estates, Inc. Home Phone: 509-780-3196
Address: Fair Street Work Phone: 509-758-2152
Property Owner Name (if different): Same
Address: 249 13th Street Clarkston, WA 99403
Legal Description of Property : Current Zoning: R2
Proposed Zoning Designation: R3

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): [Signature] Date: 7-27-2015

Signature (Landowner, if different): _____ Date: _____

FOR OFFICE USE ONLY

Case No: 2015-05 Date Rec'd: July 27, 2015 Rec'd By: [Signature]
Planning Commission Hearing Date : _____ Action Taken:
City Council Action: _____ Date: _____

Report Date: 07/28/2015

Asotin County Assessor
PrintParcelInfo

Report Time: 11:17 AM

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ID: 1 132 00 091 0008 0000

Subd: 2320 TCd: 21 St: Typ: 10 SC: R: R1 Z: 1 D: 6 ID NO: 203800

Property Name: CLARKSTON ESTATES INC
Address:

Mailing Name: CLARKSTON ESTATES INC
Address: C/O LARSON CABINET CO
249 13TH ST
CLARKSTON WA 99403

CLARKSTON WA 99403

Legal: Sec/Blk: 21 Twn/Lot: 11 Rg/Blk: 46 L/I: Mortgage#: T/S:
Bank:

Desc 1: UNPLATTED CLARKSTON Desc 2: PT NW 21-11-46

Desc 3: Desc 4:

Acres:	2.23	Impr:	0.00	Unimpr:	0.00	Impr:	Unimpr:
Acre Values:	Market ->Impr:	0	Unimpr:	0	Open/Sp->Impr:	0	0
Curr Value:	Market ->Land:	189,600	Impr:	0	189,600	Tax Information:	
	Open/Sp->Land:	0	Impr:	0	0	Tax Levied:	2,407.85
	Sen/Cit ->Land:	0	Impr:	0	0	Exempt:	0.00
Prev Value:	Market ->Land:	189,600	Impr:	0	189,600	Weed:	0.00
	Open/Sp->Land:	0	Impr:	0	0		
	Sen/Cit ->Land:	0	Impr:	0	0		

SUMMARY TOTAL

YR	Tax Amnt	Paid	Balance	Half 1	Half 2	Penalty	Interest	Total
11	2539.82	2539.82-	0.00	0.00	0.00	0.00	0.00	0.00
12	2592.76	2592.76-	0.00	0.00	0.00	0.00	0.00	0.00
13	2633.29	2633.29-	0.00	0.00	0.00	0.00	0.00	0.00
14	2466.49	2466.49-	0.00	0.00	0.00	0.00	0.00	0.00
15	2407.85	1203.93-	1203.92	0.00	1203.92	0.00	0.00	1203.92

mmddy 7/28/15

NO.	DATE	DESCRIPTION	CHECKED	APPROVED



SCALE	1" = 20'
DATE PLOTTED	08/15/15
PROJECT NO.	1
OWNER	Clarkston Estates, Inc.
DESIGNER	HSA
CHECKER	WAL
DATE	08/15/15
PROJECT	1

FAIRVIEW APARTMENTS
XXXX FAIR STREET
CLARKSTON, WA

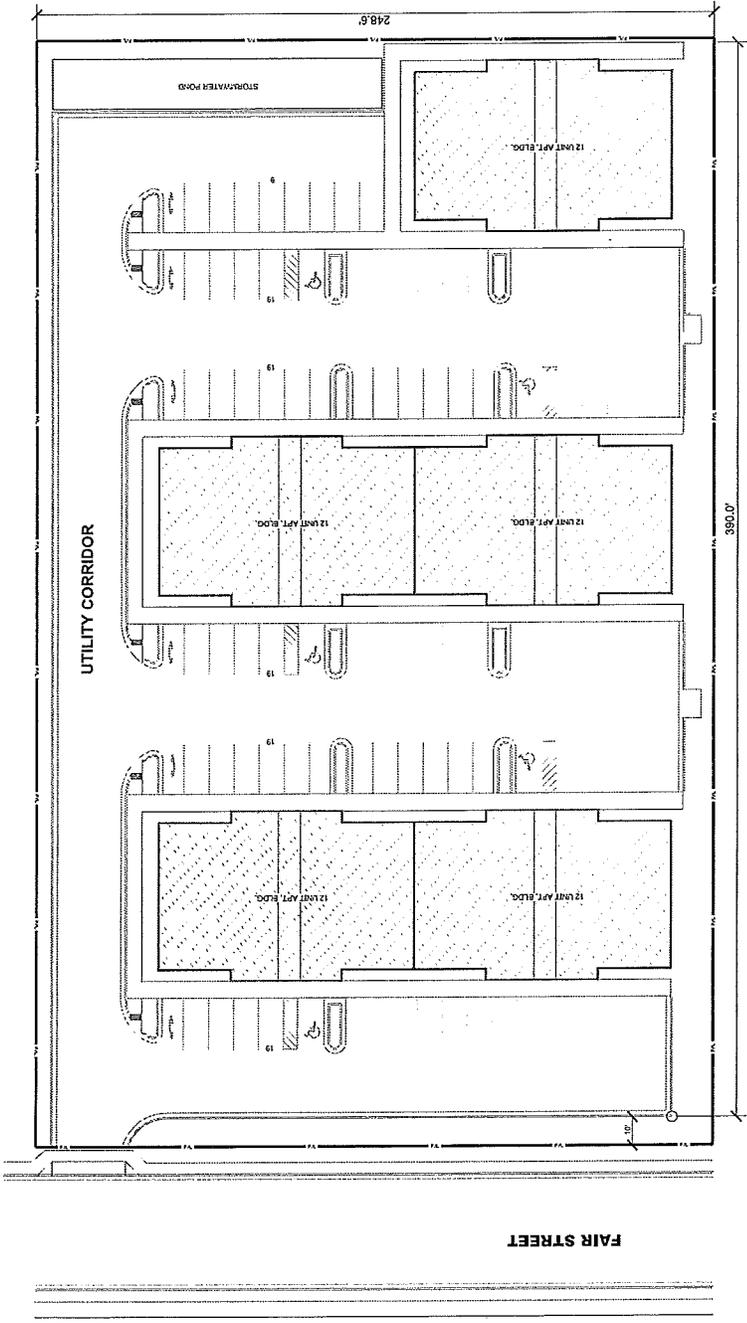
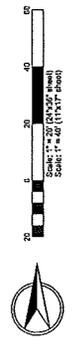
HEDCO
 HEDCO ENGINEERING & DESIGN CONSULTANTS
 10000 15th Avenue NE, LUMAS, WA 98045
 (206) 754-1222

1
 SHEET

CONCEPT 1

OWNER
 Clarkston Estates, Inc.
 President: William A. Larson

PARKING
 Available 104
 Required 90





Port Way

9th St
Zirbel Ln

Port Dr

Commercial
Way



Bridge St (US42)

Poplar St

Maple St

Ash St

Diagonal St