



City of Clarkston

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PLANNING COMMISSION

AGENDA

Monday, April 20, 2015

CITY HALL

829 5TH STREET

CALL TO ORDER: 6:00 P.M.

ROLL CALL:

APPROVAL OF MINUTES:

April 6, 2015

PUBLIC HEARING:

REGULAR BUSINESS:

- A. Review and Approve Findings of Fact, Conclusions of Law and Recommendation on Zone Change Application No. 2015-01**

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 6, 2015**

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

APPROVAL OF MINUTES:

Minutes of the March 16, 2015 meeting were approved on a motion by MCCROSKEY/MERRILL with a spelling correction. Motion carried.

PUBLIC HEARING:

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

Chair Murray opened the public hearing at 6:02 p.m. Murray explained that this is the only public hearing that will be held on this application. The Planning Commission will make a recommendation to the City Council, who will make the final decision.

PWD Martin presented the Zone Application for 1226 and 1234 Chestnut. The zone change request is from R-2 to NC. The purpose is to open a commercial business, proposed coffee shop, in the old Jenkins Plumbing building. Martin explained the building to the west is a 3 unit apartment building. Parking is addressed in the application documents. Martin said he looked at the requirements to have a drive thru window. It appears there is adequate room for the vehicle stacking requirement. It would extend an existing NC zone to the east.

Mark Schwemmer, 1226 Chestnut, is proposing to open a coffee shop in the building to east of the apartment units at 1226 Chestnut. He believes that a coffee shop would be a good addition to the neighborhood.

Murray asked if the proper notice was sent to other property owners. Martin said notices were sent to property owners within 300 feet, notice was published in the newspaper and the property was posted as required.

Orientation of the diagrams was discussed. The diagram indicates diagonal parking along the east side of the residence and parallel parking on the west side of the proposed business. Murray stated it would be in the best interests of the owner to designate parking for the business separate from the residence.

Murray touched on the non-conforming use that would result if the zone were changed. There would be restrictions on the future use of the property based on the zoning.

Braddock asked if the properties are separate lots. It is unclear what the address is for the proposed commercial building. Schwemmer said he purchased the property 2 ½ years ago as one parcel.

Braddock asked about lighting and sign restrictions. Martin said the sign code does not address NC differently than any other commercial zone.

Gilbertson said one diagram shows a recording studio in a portion of the building. Schwemmer said that was just one idea of how he might use the property. Murray read the definition of the Neighborhood Commercial zone.

He said that a recording studio would not likely be allowed in the zone.

Merrill suggested that a separate address be established if the proposal is approved.

Schwemmer commented that he has had some conversation with people in the neighborhood and they seem to be supportive.

There was no public comment.

Martin read into the record a letter from Don and Donna Engle, 1239 Chestnut. The letter is in support of the zone change as they feel having a viable business would be an improvement to the neighborhood.

The public hearing was closed at 6:22.

REGULAR BUSINESS:

A. Discussion, Zone Change No. 2015-01

McCroskey said she is supportive of the zone change. She doesn't feel it would be detrimental to the neighborhood.

Braddock agreed that the zone change would not be detrimental to the neighborhood and that Mr. Schwemmer would do a good job of renovations to the building.

Murray asked about landscaping requirements. Martin said there are landscaping requirements that would have to be met and that would be addressed during the permitting process.

MOTION BY BRADDOCK/MERRILL to recommend approval of zone change application No. 2015-01 to the City Council. Motion carried.

Martin said that Findings of Fact will be prepared for the Planning Commission to review and approve. That meeting was set for April 20.

UNFINISHED BUSINESS:

A. Discussion – Joint Meeting

Martin said he sent emails to the City of Asotin and Asotin County proposing a joint meeting of the planning commissions. He has had a brief discussion with Karst Riggers at the County but has not had a response from City of Asotin. He asked if the Commission would like him to set up a meeting when the other entities are available. Braddock asked what the purpose would be. Murray said he attended a training and met two members from Asotin. They thought there might be some issues that concern all the entities that could be discussed, such as shoreline regulations. Martin said Karst Riggers is heading up the current effort to update the Shoreline Master Plan. Martin will continue to try to set up a meeting.

COMMUNICATIONS:

- A. From Public, N/A
- B. Written, N/A
- C. From Planning Commission –
- D. Staff Reports.-

ADJOURNMENT:

Meeting adjourned at 6:35 p.m.

John Murray, Chair

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

RE:)
ZONING MAP CHANGE APPLICATION #2015-01)
1226 / 1234 Chestnut) FINDINGS OF FACT
)
) CONCLUSIONS OF LAW
) AND DECISION
)

This matter having come before the Planning Commission of the City of Clarkston, Washington on April 6th, 2015 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 at 1226 & 1234 Chestnut Street from Medium Density Residential (R-2) to Neighborhood Commercial (NC) 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 #2015-01.
3. All applicants filed said application with the City for the map change for the Medium Density Residential zone on Feb. 23, 2015 and paid the applicable fee.
4. The City set a public hearing before the Planning Commission for April 6th, 2015 and provided notice to the public as required by law.
5. The Planning Commission held a public hearing on April 6th, 2015 and took testimony from city staff, applicant 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 is directly

adjacent to a larger commercial enterprise in the Neighborhood Commercial zone. 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. 2015-01 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 20th day of April, 2015.

PLANNING COMMISSION
OF THE CITY OF CLARKSTON

By: _____
John Murray, Chair

ATTEST: _____
Vickie Storey, City Clerk