



City of Clarkston

City Hall: (509) 758-5541 • Police: (509) 758-1684 • Fire: (509) 758-8681 • Fax: (509) 769-6018

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

PLANNING COMMISSION
AGENDA
June 17, 2013
CITY HALL
829 5TH STREET

CALL TO ORDER: 5:30 P.M.

ROLL CALL:

APPROVAL OF MINUTES:
May 6, 2013

PUBLIC HEARING:
Zone Change Application, 13th & Poplar, Bill Dietrich

REGULAR BUSINESS:

UNFINISHED BUSINESS:

COMMUNICATIONS:

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

ADJOURN:



TREE CITY USA.

Application Fee: \$250.00

Paid 3-28-13 CLK# 2073

CITY OF CLARKSTON

APPLICATION FOR ZONING MAP / COMPREHENSIVE PLAN MAP AMENDMENT

Applicant Name: Bill Dietrich Home Phone: 1-509-254-3860
Address: 1426 Bridge St CLK WA Work Phone: 758-7273
Property Owner Name (if different):
Address: 546 13th / 1316 1310 Poplar
Legal Description of Property: Current Zoning: Res R-2
Proposed Zoning Designation: SC

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): Bill Dietrich Date: 3-26-13

Signature (Landowner, if different): Date:

FOR OFFICE USE ONLY

Case No: 2013-01 Date Rec'd: 3-28-13 Rec'd By: [Signature]
Planning Commission Hearing Date: 6-17-13 Action Taken:
City Council Action: Date:

Discount Mini Storage
1325 Bridge St.
Clarkston, WA 99403

City of Clarkston,

This development is going to be developed by Bill and Dixie Dietrich. It will consist of 36 Storage Units. The storage units will be constructed of metal with earth tone colors. The areas not covered by buildings will be covered with gravel except for some landscaping. There will be new curb, gutter and sidewalk installed on Poplar Street.

The 2 existing rental homes will stay. The house on 13th Street has a tenant who has lived there for approximately 7 years and has an excellent rental history. The Poplar Street house is occupied by my son, who works for the family business.

We own approximately 300 other storage units in town and other rentals. I have been a member of the community and a businessman for approximately 35 years.

Thank you,

Bill Dietrich

Bill Dietrich

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: June 11, 2013

Re: Planning Commission Meeting/Hearing

Hi all,

This is a reminder that we have scheduled a Public Hearing for 5:45 the night of our Planning Commission meeting the 17th of June. The meeting will begin at 5:30 as usual but wanted to provide enough time to approve past minutes and maybe update you a bit on "502" the marijuana law. As a reminder, Bill Dietrich is hoping to construct storage units on the northwest corner of 13th and Poplar to replace units displaced by his growing RV business on Bridge Street.

Attached are some diagrams and other helpful information...

Thanks,

Jim



June 12, 2013

*Zone Change Request Summary
Bill Dietrich / 13th & Poplar Streets*

Owner: Bill Dietrich

Location: 3 lots, NW corner 13th & Poplar Streets (546 13th to 1316 Poplar) 0.71 acres

Current Zoning: R-2 Medium Density Residential

Request: Change to "SC" Service Commercial to provide replacement storage units deducted from Bridge Street storage facility to make room for growing RV sales business at the Bridge Street location.

Project Includes: 18 – 9' x 20' storage units centrally located on the property with extension of curb, gutter and sidewalk westerly along Poplar Street. Access involves one on 13th Street and two on Poplar. Project surface will be gravel with an engineered storm water retention pond in the NW corner of the property. Landscaping will be provided along the roadway perimeter. Future units may be proposed adjacent to Poplar Street.

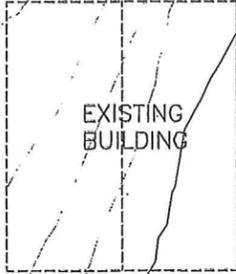
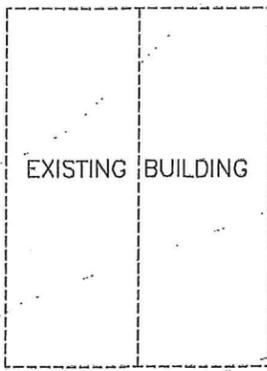
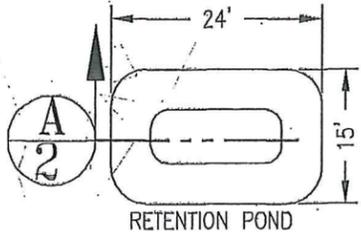
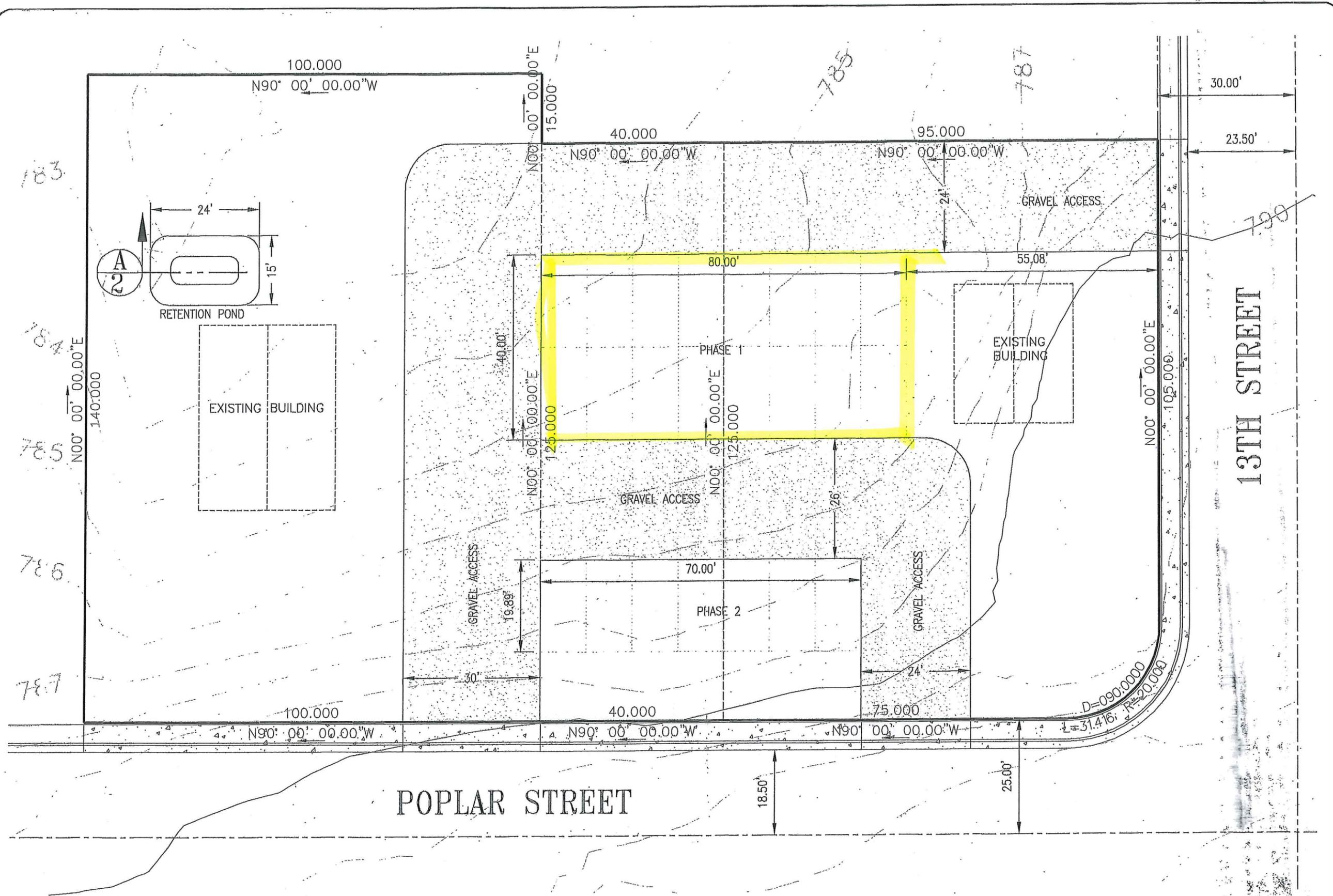
Notes:

The property has been properly posted for the hearing and we have provided the required notice to properties within 300 feet of the project requesting comment. Some written comments will be provided at the hearing.

I do not have a recommendation to the Commission but will provide the following comments...

- 1) This change may reduce the present commercial use of a residential neighborhood for RV storage and service that has been an issue in the past if specifically required by the Commission as a condition of the change.
- 2) If the change is not granted, the owner has the right to construct the same size building and use it as a personal shop which is what I'm told is anticipated should the change not take place.
- 3) After lengthy review of our "Transition" areas in the City's zones, this area is not designated as one to eventually convert to commercial use.
- 4) This change could set precedent on changing residential zones to commercial zones along the 13th Street corridor.
- 5) Once the change takes place, any Service Commercial use would be applicable to that location, whether a retail store, service station or other business. It could not be restricted to storage units only.






CALL
 TWO WORKING DAYS
 BEFORE YOU DIG
 1 800 424 5555

SITE PLAN

 Scale: 1" = 20'

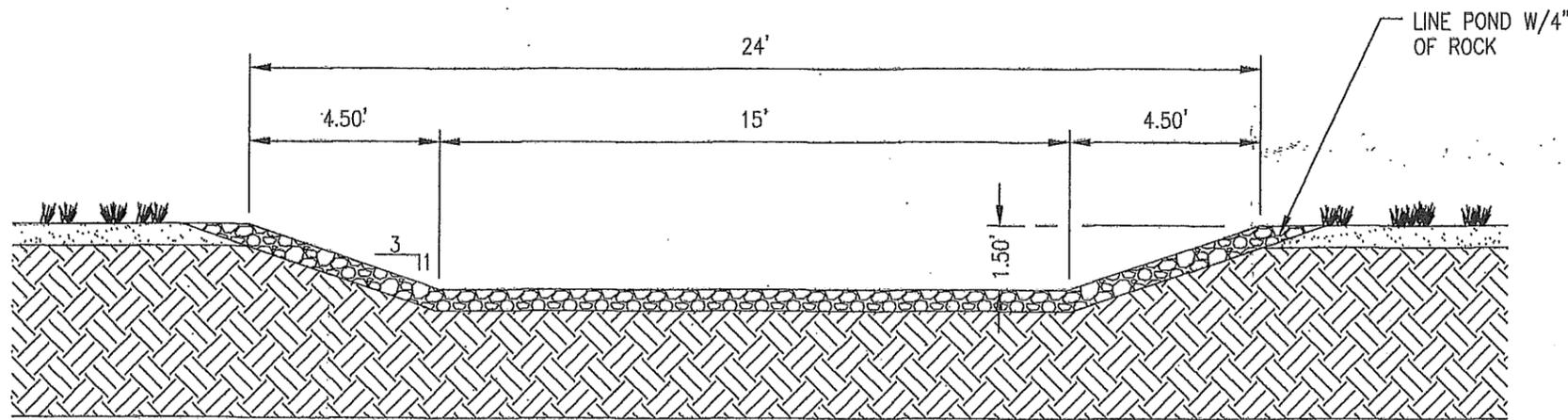
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 4-23-13

SITE DEVELOPMENT PLAN
 DISCOUNT AUTO
 1316 POPLAR STREET
 CLARKSTON, WA 99403
 SITE

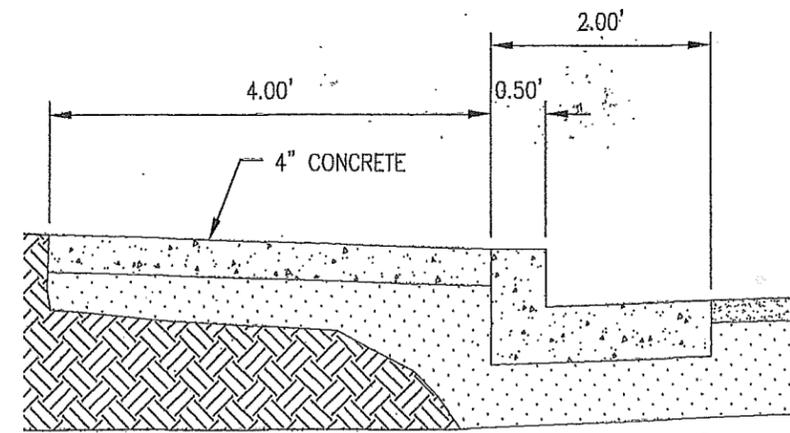
DRAWN BY: WRW	CHECKED BY: WSW
DESIGNED BY: WRW	
DATE: 04/22/2013	
LAST REV: 04/22/2013	
PROJECT NO.: 13-020	
SHEET 1 OF 2	



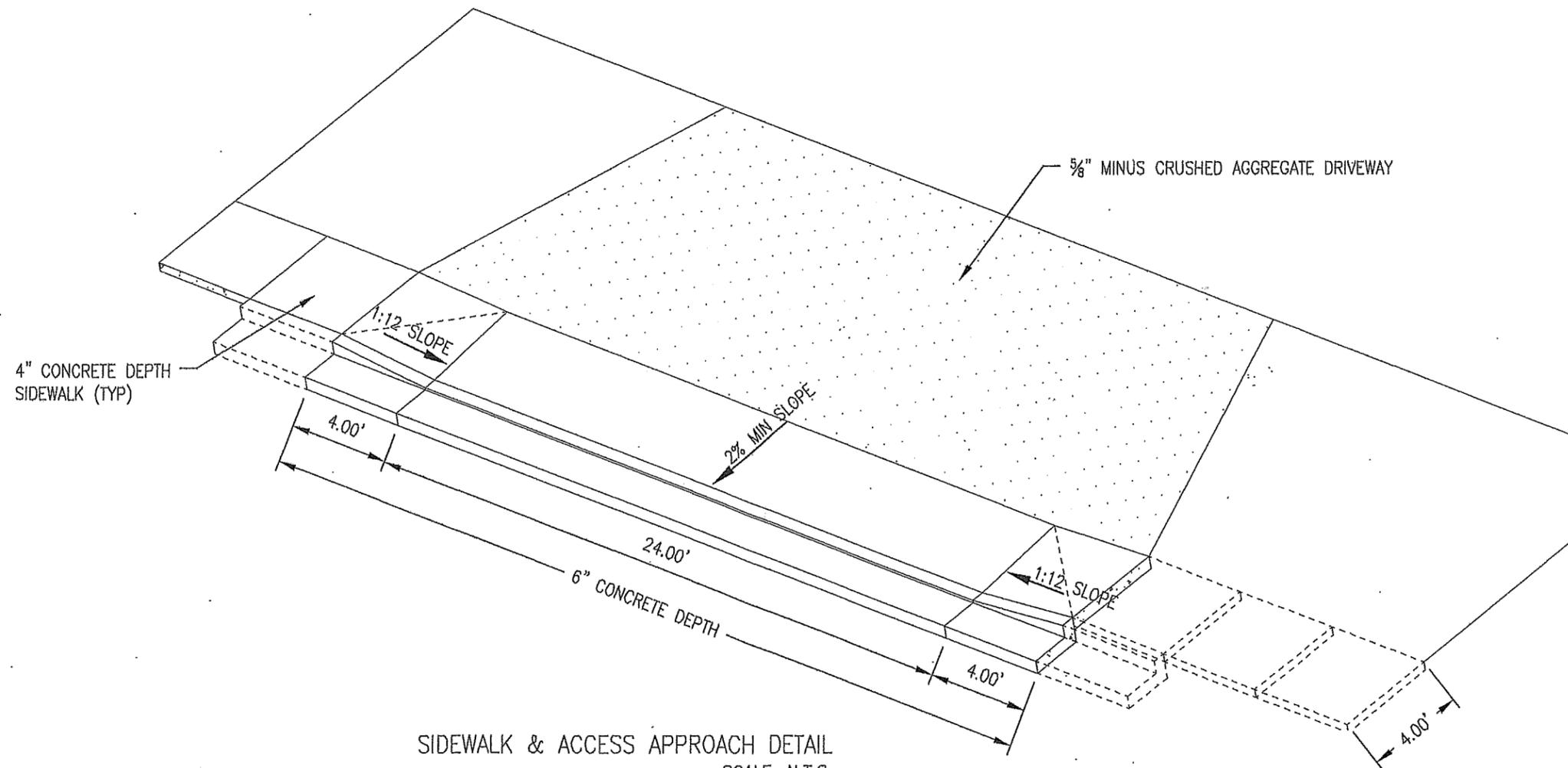
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 * RESIDENTIAL & COMMERCIAL
 * STRUCTURES
 PHONE (509) 780-9725



A
1 SECTION A-A
SCALE: N.T.S.



SIDEWALK, CURB & GUTTER



SIDEWALK & ACCESS APPROACH DETAIL
SCALE: N.T.S.
DETAILS

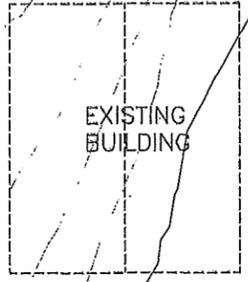
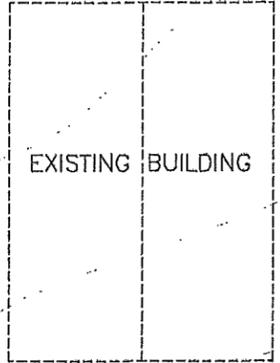
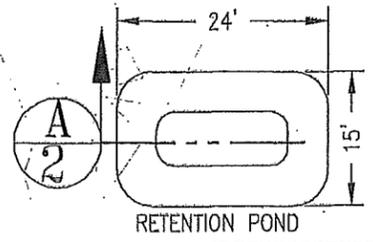
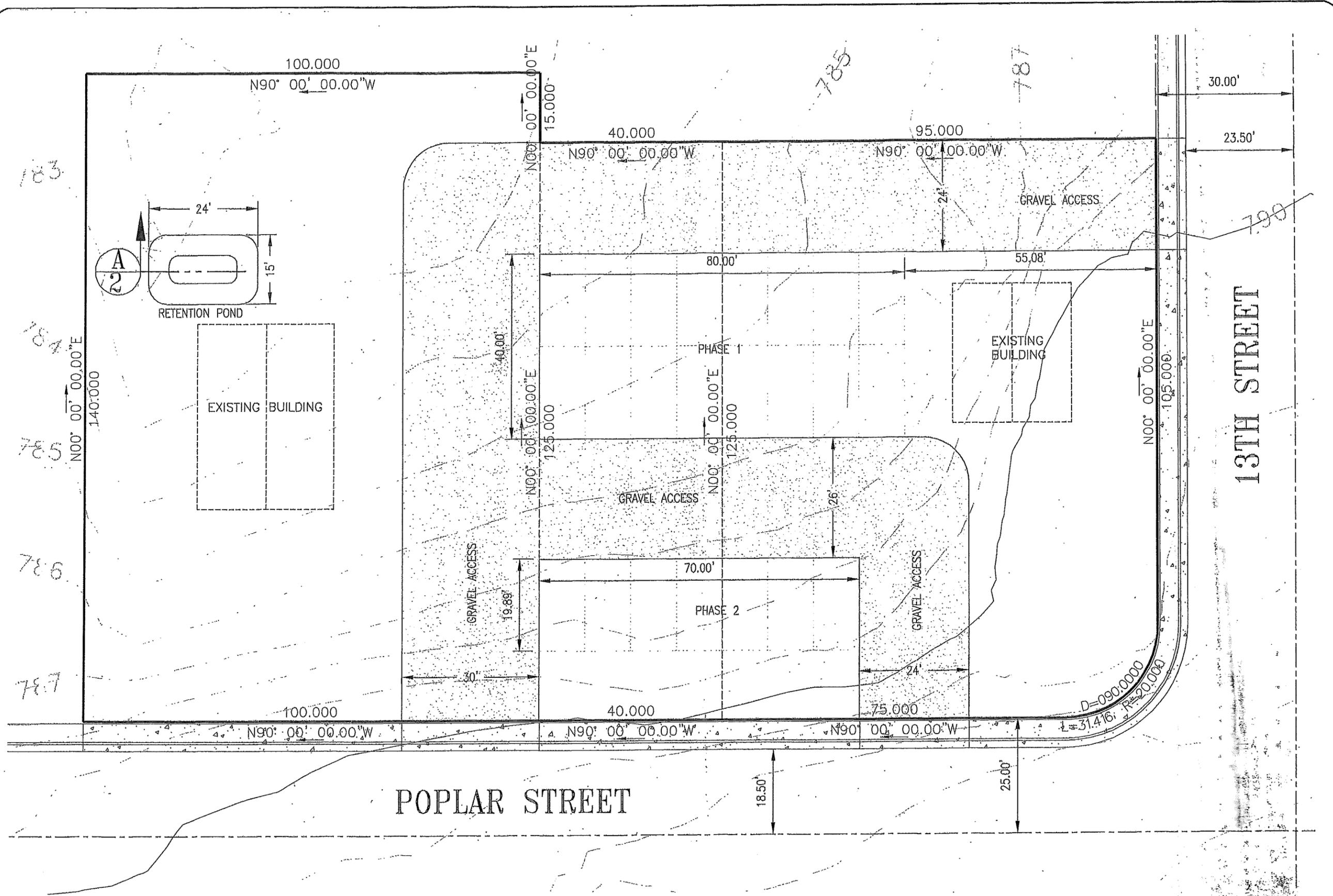
WRW ENGINEERING

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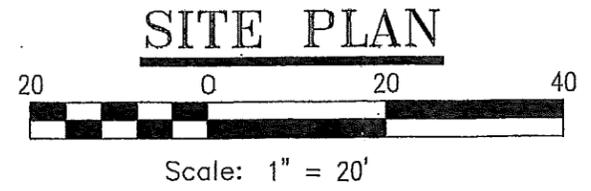


SITE DEVELOPMENT PLAN
DISCOUNT AUTO
1316 POPLAR STREET
CLARKSTON, WA 99403
DETAILS

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