



# 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, September 15, 2014

CITY HALL  
829 5<sup>TH</sup> STREET

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

**ROLL CALL:**

**APPROVAL OF MINUTES:**  
August 18, 2014

**PUBLIC HEARING:**  
Zone Change Application No. 2014-02, 1444 Poplar Street

**REGULAR BUSINESS:**  
A.     Discussion 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**  
**August 18, 2014**

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

**APPROVAL OF MINUTES:**  
Minutes of the July 7, 2014 meeting were approved on a motion by McCroskey/Gilbertson.

**REGULAR BUSINESS:**

**A. Set Hearing for Zone Change Application**

PWD Martin explained that the City has received an application for a zoning map change that would allow Thunderjet to expand to the south of their Bridge Street location. The change would be to Service Commercial. The property is in an area designated as transitional in the Comprehensive Plan. The Commission set a hearing date for September 15, 2014 at 6:00 p.m. Staff will send out the required notice and advertising

**UNFINISHED BUSINESS:** None

**COMMUNICATIONS:**

- A. From Public** – Kelly Jackson, 1045 Liberty Dr., thanked the Planning Commission for their hard work on the zoning issues surrounding I-502.
- B. Written**
- C. From Planning Commission**
- D. Staff Reports**

**ADJOURNMENT:**

Meeting adjourned at 6:10 p.m.

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John Murray, Chair

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

Applicant Name: Danell Mills c/o Thunder Jet Boats Home Phone: 2083054009  
Address: 1444 Poplar St Clarkston WA 99403 Work Phone: 5097692142  
Property Owner Name (if different): Mills Property Holdings LLC  
Address: 1401 Bridge St Clarkston WA 99403  
Legal Description of Property: Mills Mfg Shop Current Zoning: residential  
Proposed Zoning Designation: commercial

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

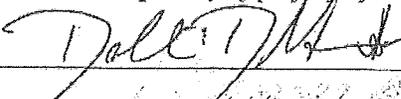
1. Such amendment is consistent with the Comprehensive Plan and is not detrimental to the public welfare;
2. Change in economic, technological or environmental conditions has occurred to warrant modification of this ordinance;
3. It is found that an amendment is necessary to correct an error in this 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.

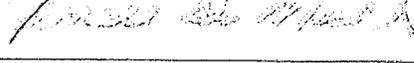
ATTACHMENTS:

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):  Date: 7-16-14

Signature (Landowner, if different):  Date: 7-16-14

\*\*\*\*\*

**FOR OFFICE USE ONLY**

Case No: 2014-02 Date Rec'd: 7/22/14 Rec'd By: J Martin  
Planning Commission Hearing Date: \_\_\_\_\_ Action Taken: \_\_\_\_\_  
City Council Action: \_\_\_\_\_  
Date: \_\_\_\_\_

July 16, 2014

To: Jim Martin, City of Clarkston

Re: Narrative Attachment for Zoning Map Amendment for 1444 Poplar Street

Mills Property Holdings, LLC and Thunder Jet Boats would like to propose a zoning amendment for the property located at 1444 Poplar Street.

Currently we are reaching the capacity of our existing building on Bridge Street and intend to erect a new facility on the property we currently own on Poplar Street. The purpose of this facility would be to outfit our larger boat models separately from our smaller boat models.

This facility is intended to produce 25 to 40 of our larger 'TJ Pilot' models to meet the increased demand in the worldwide market place. We will use this building in conjunction with our fabrication facilities on Bridge Street to finish our boats. The new proposed building will be approximately 12,000 square feet.

We anticipate this facility would produce approximately 15 to 20 new job positions for the area.

Should rezoning be approved we fully intend to build a privacy wall between our facility and adjacent property to prevent any incursions of privacy and reduce any noise.

Thunder Jet Boats has always been fully compliant with all OSHA, WISHA, EPA, and Washington Department of Ecology regulations and we will ensure the new facility will remain compliant with all existing and any new regulations to maintain the cleanest and safest environment.

Thank you for your consideration.

Regards,



D.J. Mills

Sales Manager

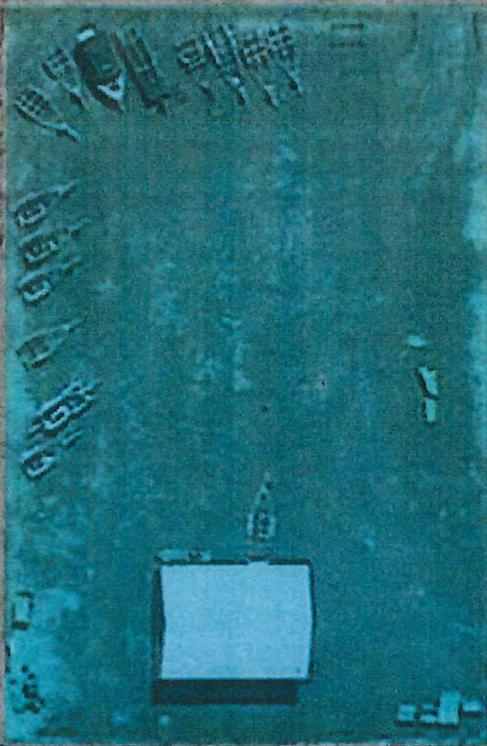
Thunder Jet Boats

509-769-2142 ext. 216

[dj@thunderjet.com](mailto:dj@thunderjet.com)

Poplar St

14th St



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Bridge St