



City of Clarkston

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829 5th Street • Clarkston, WA 99403

PLANNING COMMISSION
AGENDA
November 19, 2012

CITY HALL
829 5TH STREET

CALL TO ORDER: 5:30 P.M.

ROLL CALL:

APPROVAL OF MINUTES:
March 19, 2012

REGULAR BUSINESS:
A. **Present Proposed Planned Unit Development, 200 Fair Street**

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
March 19, 2012**

CALL TO ORDER: 5:30 P.M., Clarkston City Hall, Chair Murray
ROLL CALL: Bob Gilbertson, Larry Moser, John Murray, Margo McCroskey; Jim Merrill
absent

Staff: Jim Martin, Vickie Storey, Steve Cooper

APPROVAL OF MINUTES:

Minutes of the February 22, 2012 meeting were approved on a motion by McCroskey/Moser. Motion carried.

PUBLIC HEARINGS:

REGULAR BUSINESS:

A. Review & Adopt Findings of Fact Supporting Extension of Moratorium of Collective Marijuana Gardens

Murray commented that he had reviewed the proposed Findings and had no recommendations for changes.
MOTION BY MCCROSKEY/GILBERTSON to adopt the Findings as written. Motion carried.

COMMUNICATIONS:

Planning Commission:

Moser commented that when the zone change was approved for LC Advantage Realty on Fair Street, off street parking was a requirement and the applicant had agreed to provide the necessary parking. The parking has not been addressed and he asked what the city could do to enforce it. He recommended that the owner be given 30 days to comply with the parking. PWD Martin said the owner has been contacted several times and he will send a letter and copy it to the Planning Commission.

Staff:

ADJOURNMENT:

Meeting adjourned at 5:40 p.m.

John Murray, Chair

Brown and Cox Development, LLC
3965 West Harbor Pt. Dr.
Meridian, Idaho 83646

August 23, 2012

Mr. Mark Turner
Vice President
Community Bank
118 Bridge St.
Clarkston, Washington 99403

Ref: Terms Letter of August 15, 2012
Sub: Appraisal Package

Mark:

In accordance with our discussions and the term letter I have decided to proceed thru appraisal of the project in our ongoing evaluation of the viability of the project. In that regard I am including in this transmittal supporting documents on the project as well as the addition ground I am proposing to provide as added collateral should it be needed.

Included:

Project Description:

Project:	The Pointe at Two Rivers
Location:	200 Fair Street Clarkston, Washington
Description:	<p>Sixty unit upscale apartment complex on 2.28 acres overlooking the confluence of the Snake and Clearwater Rivers.</p> <p>All units are two bedrooms, two baths with single car garages and carports available. Finishes will include granite counters and upgraded floor finishes including hardwood. Exterior finishes will include hardboard siding with stucco and stone accents. Roofs will be finished with 35 year architectural shingles.</p> <p>Condominium style construction and legal division will be incorporated for a potential future conversion.</p>
Site Amenities:	<p>The site is in close walking proximity of shopping, dining and medical facilities. Additionally river access via the areas 22 miles of walking paths is within a block. City centers for both Clarkston and Lewiston are an easy walk from The Pointe.</p>

Schedule:

If the project is determined to be viable, we want to be in design by mid October and into construction by December 1, 2012 and complete by May 1, 2013.

We would begin on-site leasing activity by March 1, 2013 and plan to be leased up by October 1, 2013. Lewis Clark Property Management, Melba Brewer Owner will handle the leasing and management for the project.

Supporting Documentation:

- A. Plat map for Parcel B 2.28 Acres
- B. Site plan for The Pointe on Parcel B
- C. Floor plan for the apartment units
- D. Suggested Elevations (Cross field Meridian, Idaho)
- E. Financial Pro forma
- F. Perryman Construction E mail and Cost estimate 8/4/12
This estimate based upon size and finishes of Cross field, adding the garages, his project in Meridian.

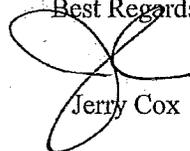
Added property for appraisal:

Ten acres of M-1 Light Industrial property within the City of Lewiston at the SE corner of the Airport.

- 1. Airpointe Business Park plat map showing lot 1 block 1.
- 2. Utility details
- 3. Preconstruction Appraisal summary, Valkamp 2009.

I think I have covered most of the necessary information. If not please let me know what I need to supplement the above.

Best Regards,



Jerry Cox

TWO RIVERS SITE PLAN

SCALE: 1" = 20'-0"

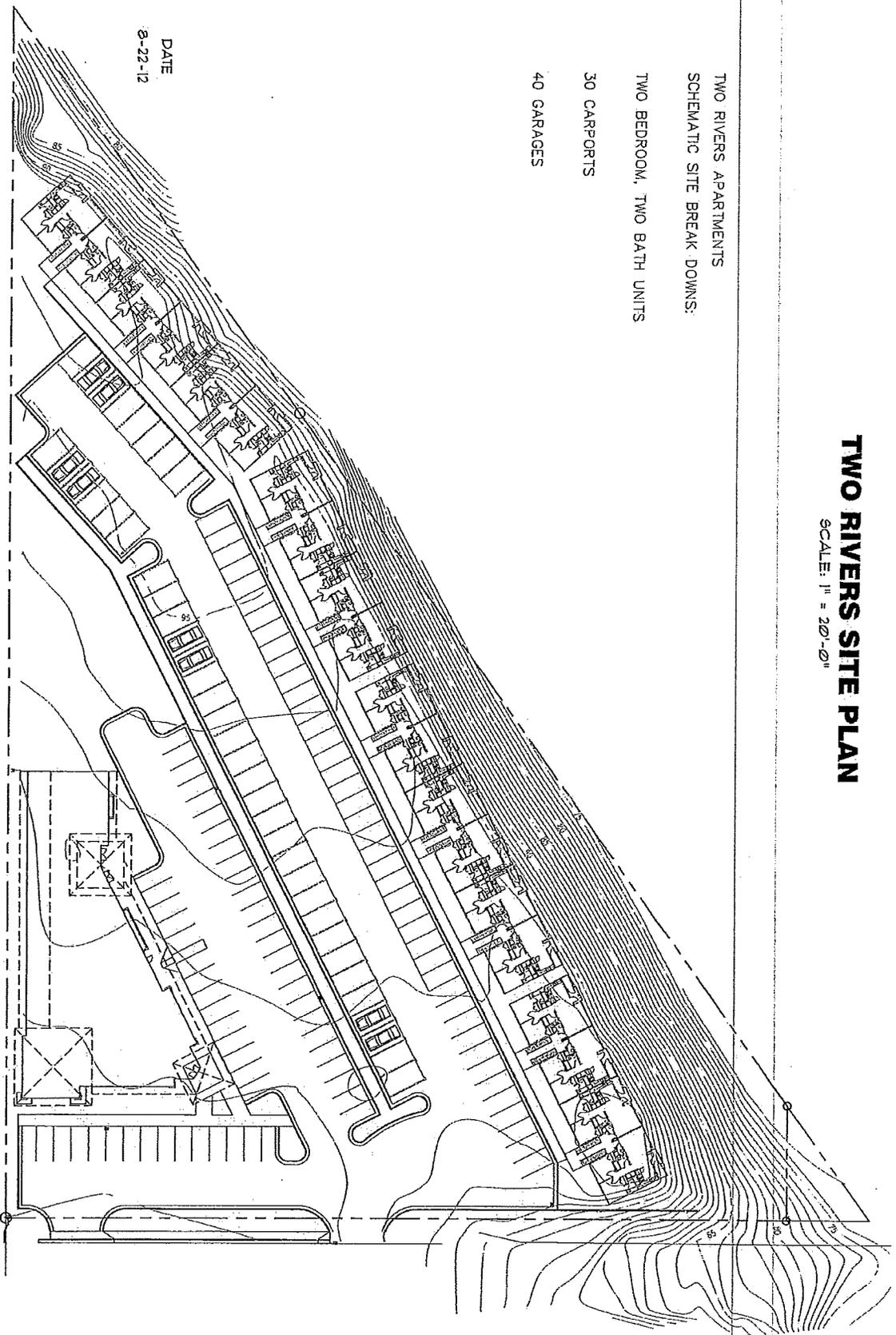
TWO RIVERS APARTMENTS
SCHEMATIC SITE BREAK DOWNS:

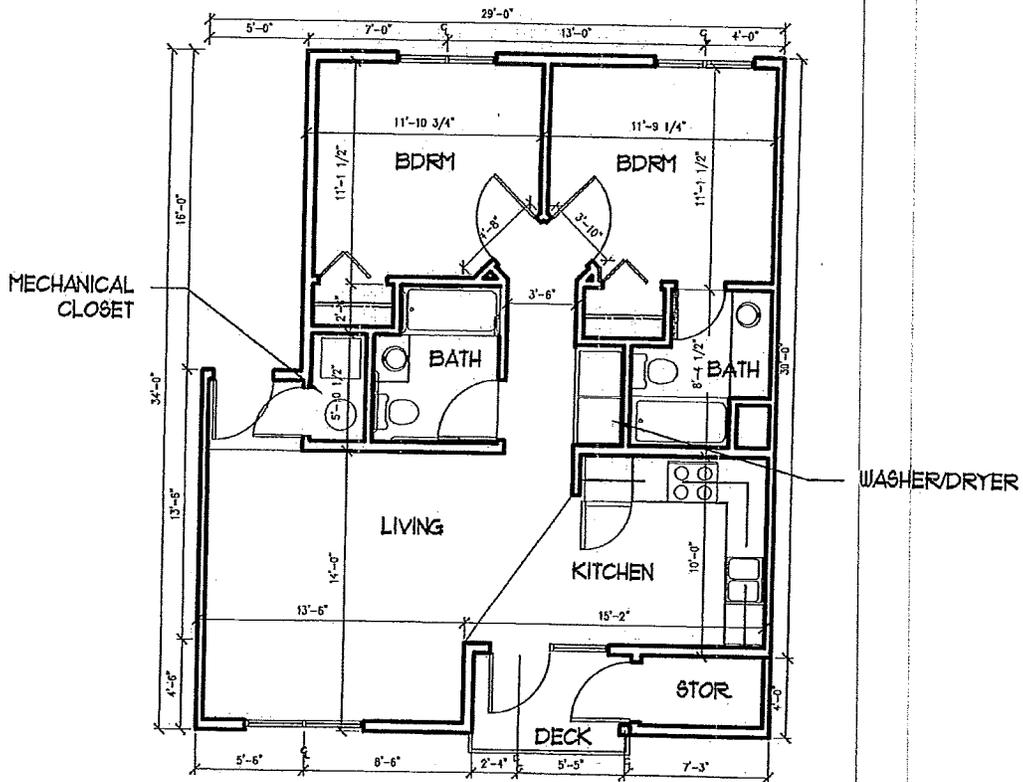
TWO BEDROOM, TWO BATH UNITS

30 CARPORTS

40 GARAGES

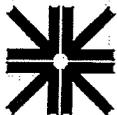
DATE
8-22-12





TYPICAL TWO BEDROOM, TWO BATH UNIT

SCALE: 1/8" = 1'-0"



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**TWO RIVERS APARTMENTS
 CLARKSTON, WASHINGTON**

DATE
 8-22-12

JOB #
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