



City of Clarkston

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PLANNING COMMISSION AGENDA

Monday, September 29, 2014

CITY HALL
829 5TH STREET

CALL TO ORDER: 6:00 P.M.

ROLL CALL:

APPROVAL OF MINUTES:
September 15, 2014

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
September 15, 2014**

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

APPROVAL OF MINUTES:

Minutes of the August 18, 2014 meeting were approved on a motion by McCroskey/Merrill.

PUBLIC HEARING:

Public Hearing on Zone Change Application No. 2014-02, 1444 Poplar

The Public Hearing was opened at 7:02 p.m. PWD Martin explained the application is a request by D.J. Mills of Thunderjet Boats. Martin noted that the property was posted, advertising took place and property owners within 300 feet of the site were notified as required. Mills is requesting a zone change from R-3 to SC. According to his application, it is his intent to construct a building to manufacture boats. Martin reminded the Commission that this area was designated as a transitional area in the Comprehensive Plan.

The applicant is not present at this meeting. Martin said the hearing could be postponed if the Commission wants the applicant present.

Chair Murray read into the record the narrative that was provided with the application.

Murray asked for public comment. Donna Weber, 1403 Poplar, said she lives across the street from the proposed change. She said she was concerned about taxes, but checked and found that taxes will not be impacted. She feels that the resale potential of homes adjacent would be negatively impacted. She asked if additional parking would be provided for employees. She was concerned about lighting and noise level. She said she can hear the noise from their current facility at 5:30 a.m. She also said that the parking area now is very brightly lit. PWD Martin said that parking requirements would follow the zoning code. He reminded the Commission that if the property is rezoned any use that is allowed in SC would be allowed. Ms. Weber asked if they would be required to follow the code in regard to lighting. Martin said they would. She expressed concern about EPA regulations. Murray said that would be enforced by the Department of Ecology. She asked how the neighbors would know what the plans for the property are. Braddock said the City is cognizant about neighborhood impact and would work within its power to reduce the impact. Murray asked if truck traffic could be restricted on Poplar. Martin said he didn't see how we could. Ms. Weber said her concerns are traffic, noise, lighting and environmental issues.

Wes Woltring, 1398 Poplar, said the existing lighting is already a problem for him. He was also concerned about traffic. Vehicle noise early in the morning impacts him. He said there are children walking from school during the time the work day ends. Occasionally they smell paint and can hear noise from the building. He feels that property values would be impacted.

Sharon Short, 603 14th Street, added that she is concerned most with traffic. She has called Thunderjet to complain about the traffic from the workers getting off work during the time that kids are walking from school. She felt the zone change will depreciate property values. Gilbertson asked if she has contacted law enforcement. She has not because she preferred to try to deal with the business.

Murray closed the public hearing at 6:28.

REGULAR BUSINESS:

A. Discussion and Recommendation on Zone Change Application No. 2014-02

Murray suggested any action be tabled until the applicant can be present. He feels that the applicant should hear the concerns. Merrill disagreed. He said the concerns raised can be dealt with by enforcing the zoning regulations or with law enforcement. Braddock agreed that the Commission should proceed. Gilbertson said the neighbors have real concerns that should be addressed. He asked if the code addresses requirements for down lighting. Martin said it does. He said the noise ordinances should be enforced. McCroskey asked how the neighbors would be able to address Mr. Mills about their concerns if this is the only hearing. Merrill said he understands the concerns about noise and traffic, but everything that was brought forth can be dealt with through phone calls to the business or by addressing with law enforcement, or through the zoning regulations. Murray reminded the Commission that they hold the only public hearing on these applications.

Motion by Gilbertson/McCroskey to table action until Mr. Mills can be present to address some of the concerns. McCroskey asked if the concerned citizens will be able to speak. She was told they would not be able to present testimony. The Commission could amend the motion to hold a second public hearing. Motion carried, 3-2, McCroskey, Gilbertson, Murray in favor, Merrill and Braddock opposed.

Braddock commented that the Commission's job is to consider the appropriateness of the zone change, not necessarily the exact business that might be located there.

Next meeting scheduled for September 29 if the applicant is available.

UNFINISHED BUSINESS: None

COMMUNICATIONS:

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

ADJOURNMENT:

Meeting adjourned at 6:45 p.m.

John Murray, Chair