



City of Clarkston

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

PLANNING COMMISSION

AGENDA

Monday, August 17, 2015

CITY HALL

829 5TH STREET

CALL TO ORDER: 6:00 P.M.

ROLL CALL:

APPROVAL OF MINUTES:
August 17, 2015

PUBLIC HEARING:

REGULAR BUSINESS:

- A. Review and Approval of Findings of Fact, Conclusions of Law and Recommendation for Zone Change Application No. 2015-05**

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 17, 2015

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

APPROVAL OF MINUTES:

Minutes of the April 20, 2015 meeting were approved on a motion by GILBERTSON/MERRILL. Motion carried.

PUBLIC HEARING:

A. Public Hearing on Zone Change Application No. 2015-05, 1200 Block of Fair Street

Chair Murray opened the public hearing at 6:02 p.m. and explained the public hearing process.

PWD Martin presented application and summarized the request to re-zone 2.2 acres owned by Clarkston Estates from R-2 (Medium Density Residential) to R-3 (High Density Residential) in order to construct a multi-unit apartment complex. Martin said only 4 units would be allowed as the property is currently zoned without subdividing the property. If the land were zoned R-3, a maximum of 60 units would be allowed on the one parcel. Murray asked about street access. Martin said access would be from Fair Street. Martin said Fair Street is classified as an Urban Major Collector. Murray asked if improvements such as landscape or parking would be required. Martin said they would. Merrill commented that the memo in the packet states there would be 48 units. Martin said that was an earlier memo that did not get corrected. Murray suggested a better area map to scale would be of help.

William Larson, the applicant, said he is requesting the zone change so he can build a 60 unit apartment complex. He said there are not many locations in the county that would allow such development. This property has sewer and other infrastructure already. He said a lot of the open land is Port owned. Larson said 60 units is the maximum that could be placed on the property and still allow for fire access. He said there are 104 parking spaces planned but only 90 are required. Most units will be two bedroom/two bath. One building will be twelve three bedroom/two bath units.

Merrill asked if there is any covered parking. Larson said there is not.

McCroskey asked if the apartments are subsidized. Larson said they are not. Anticipated rent is \$850 to \$1,000. The three bedroom units will be about 900 square feet. Larson said the units are being planned similar as a complex in Lewiston near Regence.

Larson said there was a feasibility study done by a company called NAI Black that indicates there is a big need for this type of apartment. He commented that a Westridge, a 97 unit complex near the golf course, rents as soon as a unit becomes vacant. Murray asked if there will be on site management. Larson said there will be an office/living unit.

Larson said another potential traffic route out of the complex is to take Morrison to Bridge Street, so that is another option to turning right or left onto Fair Street.

Looking at the current zoning map, the property across the street is R-3, is bordered on two sides by Port Commercial and the other side is R-2.

Murray asked how this property is categorized in the Comprehensive Plan. Martin said it is designated as R-2. Murray asked if the last revision to the Comp Plan included this area. Martin said it did not.

Terry Owen, Jr., 402 12th Street, said he can view the subject property from his property. He said that the commission might wonder why there is concern since Hillview RV Park is located across the street. He said Hillview does not have its main exit onto Fair Street. Owen said that traffic is one of the main concerns with this proposed development and the effect the change to R-3 would have on the atmosphere and level of peace the neighborhood is used to. He asked the Commission to imagine their own neighborhood with up to 100 additional vehicles and only one exit from the development onto the street. He said he spoke with many of the neighbors and has compiled his comments as a result of those conversations. He mentioned that he spoke to the commission when Walmart was under consideration. As a result, there are no exits onto Fair Street from WalMart and a wall was built to further alleviate the impact. He said traffic impacts are a big concern. He said he heard a resounding no from the neighborhood as he spoke with them. He said he doesn't see any way to address the concerns within the proposed development. He presented 17 signed letters from residents in the neighborhood. The letters were left with Martin to be included in the record.

Betty Olsen, 1106 Fair Street, said she was informed that letters were sent to residents on Fair Street, but they did not receive a letter. Murray explained that notifications are sent to properties within 300 feet of the proposed change. She said the traffic from that number of units would be excessive. She was concerned with where all the vehicles would park.

Ivan Olsen, 1106 Fair, said he has the same concerns as the previous speaker. He suggested that the commission would not be happy to have a 60 unit apartment in their neighborhood. He was concerned that there is only 1.5 parking

spaces per unit. He doesn't think that will be enough and residents will be parking on the street. He commented on problems with WalMart with traffic and trash.

Sherry Owen, 402 12th St., said her concern is with traffic. She said children from neighborhood cross Fair Street to walk to school and to play. She commented that residents of Hillview RV Park walk on Fair Street and was concerned for their safety. She expressed concern with turning from 12th Street onto Fair because of visibility issues. She asked the Commission to deny the request.

PWD Martin read a letter from the CEO of LifeTrack Services, Inc., which is on Port Drive directly north of the subject property. They were not opposed to the zone change, but suggested the site be fenced to help eliminate trespassing onto their property.

Murray said it would be important to know how many units could be built if the property were subdivided. Martin said he would need to calculate that.

Gilbertson asked if there is only one street cut for access planned. He asked the distance from the property line on the east side of the property to the building. He wondered if an additional access could be put on Fair Street and it could be an entrance to the property with the exit being where the current access is shown. He said the preliminary plans would not allow that without losing space in the units. Gilbertson asked if the units could be shifted to the west enough to allow access on the east. Larson said the units cannot be shifted to the west because of fire access.

Merrill asked if there is a grass area. Larson said it will be landscaped.

Murray asked how important it is for Larson to have 60 units. Larson said he is trying to maximize the use of the land.

Martin said the property is 2.23 acres or 97,138 square feet. A four unit structure in R-2 requires 12,500 square feet, so the parcel could be subdivided into seven parcels with four-plexes for a total of 28 units.

McCroskey asked Larson if he had ideas on how to mitigate the traffic concerns. Larson said people can drive wherever they want and there really isn't anything that can be done. It is a choice.

Murray asked the level of service on Fair St. Martin said he doesn't know, but it is not considered substandard. Murray asked if there are curbs, gutters and sidewalk on Fair. Martin said the majority of it does. Fair is designated as an urban major collector, one step down from an arterial. He explained the street designation system, beginning with a local access road which would funnel into either a minor collector or a major collector and then to arterials. Murray asked the maximum traffic load of a major collector. Martin said there is no one answer to that question. Murray asked if parking is allowed on Fair. Martin said parking is allowed on both sides. He said there is a traffic signal at 5th Street and a stop sign at 13th Street, so there is a long stretch with no traffic control in between. Martin said even if a traffic study were done, there isn't much that can be done with the existing street.

Murray closed the Public Hearing at 6:43 p.m.

REGULAR BUSINESS:

A. Discussion, Zone Change No. 2015-05

Murray said he believes the valley is in desperate need of quality rental units. He said the price point will determine who the tenants are. He said the traffic does concern him. He commented that all the cars will not come and go at the same time, but it will add a lot of traffic. Although, he doesn't see that Fair Street is overloaded.

McCroskey said she is also concerned with traffic. She asked Martin if there are any plans to improve the traffic flow in the 5th & Fair intersection. Martin said a North Clarkston traffic study has been done and there are two projects on the Six Year Transportation Plan. He said the first project would have a big impact and is fairly inexpensive. It involves changing the traffic flow at the entrances to Costco and WalMart on 5th Street. The other project would be a complete revitalization of the intersection at Bridge, 2nd and Diagonal. Even if funding were available, the city doesn't have the matching funds that would be required.

Murray asked Martin if he thinks most of the traffic on Fair is a result of commercial development in the 5th & Fair area. Martin said it is hard to know since there are several apartment complexes at the west end of Fair.

Braddock referred to past proposed developments with specific parking and green space requirements. Martin said that was a Planned Unit Development process. Braddock said there are few families these days with only one car, so it seems there could be many cars parked at the curb.

Murray reminded the Commission that if the zone change is approved the rules for the zone will apply. The commission cannot make conditions.

Gilbertson said he has concerns with the traffic flow, but no other concerns.

Merrill said traffic is always a concern, but this is an area of development.

Murray asked if this request were for a commercial use, would there be more concern with traffic. Martin said there are too many potential commercial uses and the amount of traffic generated depends on the use.

Murray asked if there are additional questions or comments from the commission. He again reminded the commission that this is a straight zone change and the commission cannot make conditions.

MOTION BY BRADDOCK/MERRILL to recommend approval of Zone Change Application No. 2015-05.
Motion carried.

UNFINISHED BUSINESS:

COMMUNICATIONS:

- A. From Public, N/A
- B. Written, N/A
- C. From Planning Commission – McCroskey said if there are people who are opposed to or in favor of the zone change, they should attend the city council meeting and express their concerns.
- D. Staff Reports - Martin said he will prepare the findings of fact for approval at the next Commission meeting. He said Don Brigham would also like to give an update on the Shoreline Master Plan.

The next meeting was set for Tuesday, August 25 at 6:00.

ADJOURNMENT:

Meeting adjourned at 7:00 p.m.

John Murray, Chair

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

RE:)	
ZONING MAP CHANGE APPLICATION #2015-05)	FINDINGS OF FACT
Clarkston Estates Inc. (William Larson))	
1200 Block Fair Street)	CONCLUSIONS OF LAW
)	AND DECISION
)	

This matter having come before the Planning Commission of the City of Clarkston, Washington on August 17th, 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 2.23 acres in size in the 1200 block of Fair Street from Medium Density Residential (R-2) to High Density Residential (R-3)) in order to allow higher density dwelling use for the construction of an apartment complex, and the Commission having heard the staff report and testimony 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 #2015-05.
3. All applicants filed said application with the City for the map change for the Medium Density Residential zone on July 27, 2015 and paid the applicable fee.
4. The City set a public hearing before the Planning Commission for August 17th, 2015 and provided notice to the public as required by law.
5. The Planning Commission held a public hearing on August 17th, 2015 and took testimony from the applicant, city staff 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 would be a benefit to the residential rental needs of the City. The zoning map change is therefore approved for the following reasons:

- a. The proposed zone change is consistent with the Comprehensive Plan.
- b. The City is in need of rental units, and
- c. The change would help fill a need for residential rentals in the City.

CONCLUSIONS OF LAW

1. The proposed zone change follows the anticipated evolution of the comprehensive plan and zoning standards and helps fill a current void in dwelling units.

Based on the foregoing Conclusions of Law, the Planning Commission hereby enters the following...

DECISION

1. Application No. 2015-05 for a zoning map change of the Zoning Code is approved and a recommendation to that effect will be made to the City Council for final action.

DATED this 18th day of August, 2015.

PLANNING COMMISSION
OF THE CITY OF CLARKSTON

By: _____
John Murray, Chair

ATTEST: _____
Vickie Storey, City Clerk