

CITY OF CLARKSTON
PLANNING COMMISSION MINUTES
June 19, 2017

CALL TO ORDER: 6:14 P.M., Clarkston City Hall, Chair McCroskey

Staff: Steve Austin, Kevin Poole

ROLL CALL: Flerchinger, Gilbertson, McCroskey

APPROVAL OF MINUTES:

Minutes of the July 18, 2016 meeting were approved on a motion by GILBERTSON/FLERCHINGER.

REGULAR BUSINESS:

A. Introduction of new Public Works Director to Planning Commission

PWD Kevin Poole was introduced to the Commission. Clerk/Treasurer Steve Austin was also introduced.

B. Zone Change Request 612 Maple St.

Property owner requesting zone change of vacant lot from R-3 residential to service commercial. Property is abutted on two sides by commercial (service commercial and downtown commercial) and on two sided by R-3 high density residential. PWD Poole recommends setting a public hearing date. There are actually 2 lots that will be rezoned. 612 and 616 Maple St. Any building would require curb, gutter and sidewalks. The building would be situated at the north end with a parking lot and access off of Maple Street. Bob Ulrich is the property owner, the lot was purchased to expand architecture business. There is currently an office in Asotin and Lewiston. There would be 11-12 parking spaces with approximately 5-6 employees located at this location. The building would be single story. Public Hearing requested for 6:00pm on July 17, 2017.

C. Zone Change Request 422 Highland Ave.

Discussion of development of a banking kiosk at 422 Highland Avenue. There would be a possibility of incorporating surrounding businesses that are non-conforming in an existing zone. The new zone would be changed from residential to neighborhood commercial. Commissioner Gilbertson remarked on the previous discussion of this address and the request to put in a coffee stand/drive-through. There were requirement for turning out of the lot. Chair McCroskey clarified that this was the lot where the former gas station was at. Since this is on the highway, it is not so much a problem of getting into the property, but getting out of the property. Gilbertson advised that the exit would have to be turning north, as opposed to turning south. Larry Kom, Architect, advised that Freedom Northwest Credit Union of Kamiah is exploring the development of ATM kiosks regionally. They have currently completed a location at Colfax, and are working on a location at 12th and Bridge. In addition to the kiosk, the property would essentially be a mini-park with a seating area, water bottle filler and WiFi access for customer. This is only in the exploration phase, to determine if the project would be feasible. Commissioner Gilbertson asked if there was an estimate on traffic counts. Kom advised that they did not have numbers currently, but would be gathering them from the Colfax location. PWD Poole advised that the commission could request the developer to conduct a traffic study and make stipulations for traffic flow and exit from the kiosk. The zone change may also require a slight change to the neighborhood commercial language in order to facilitate the incorporation of all the surrounding businesses. PWD Poole advised that he would contact the owners of the other properties to determine if this was feasible. Chair McCroskey advised that this non-conforming use was looked at before and there was concern from the neighbors regarding electronic signs and lighting. It was determined to leave it as non-conforming at the time. Chair McCroskey advised that as long as there is something in place to address signage, noise and traffic, it can probably be rezoned to neighborhood commercial. PWD Poole recommended that the language be looked at for the definition and a hearing be set after the next meeting on July 17.

D. Discussion – Comprehensive Plan Update

Chair McCroskey advised that this discussion would be tabled until the meeting in August. There would need to be a finding of facts two weeks after the hearing. The next available meeting after July 17, would be August 21, 2017.

E. Discussion – Non-conforming use in an existing zone

Chair McCroskey advised that this discussion would also be tabled until August 21, 2017.

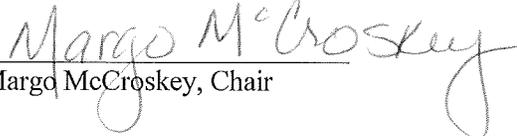
UNFINISHED BUSINESS: None

COMMUNICATIONS:

- A. From Public: None
- B. Written: None
- C. From Planning Commission: None
- D. Staff Reports: None

ADJOURNMENT:

Meeting adjourned at 7:14 p.m.


Margo McCroskey, Chair