

CITY OF CLARKSTON
PLANNING COMMISSION MINUTES
October 2, 2017

CALL TO ORDER: 6:03 P.M., Clarkston City Hall, Acting Chair Gilbertson

Staff: Steve Austin, Kevin Poole

ROLL CALL: Flerchinger, Gilbertson, Filler. McCroskey and Merrill excused on motion by FLERCHINGER/FILLER

AGENDA CHANGE: None

APPROVAL OF MINUTES:

Minutes of the September 18, 2017 meeting were approved on a motion by FLERCHINGER/GILBERTSON.

PUBLIC HEARING:

A. **ZC-2017-03 1003 Highland Ave.** Hearing began at 6:04pm.

Presentation by applicant:

Donald Wee CEO of Tri State Memorial Hospital 1221 Highland Avenue. Wee advised that this was a request for a zoning change for Nobles Trailer Park that was purchased by TSMH. It is currently R-3 High Density Residential. It is requested to change all holdings to Medical Commercial zone. There are plans to create a parking lot at this time. No further development is planned. Currently the new clinic is divided by Medical Commercial and partly in R3 Residential. There may be a change after plans are updated on Evergreen Estates. Commissioner Filler asked for clarification of the area that would be changed with Evergreen Estates. Wee advised that there may be an access road added through this area to connect to 10th Street for family and residents at Evergreen Estates. Commissioner Gilbertson asked how many units were still in the trailer park. Wee advised that there were 6 or 7 that had not decided on what they wanted to do. There are 16 or 17 units on the property that are in the process of being tested for asbestos, and will probably be demolished as they are not suitable to be moved.

Staff Report:

PWD Poole reported on the proposal submitted to the Commission. Poole outlined the requested action to change the property from R-3 to Medical Commercial. A description of the property as recorded was given. A technical data summary explaining the transitional zone of R-3 Residential and the boundaries of surrounding zones was discussed. Poole explained the current and proposed access to the property, and what would be allowed with the zoning change. Poole outlined an in-depth analysis of the proposed project. The plan is consistent with the Comprehensive Plan Land Use development. The change to Medical Commercial will increase the property tax valuation of the property. Poole explained the acceptable use for the zones in question. A history of the application process was given to the Commission. Poole advised that no other agencies had commented either from the State or Local agencies. Two maps were provided for discussion. Poole advised that the SEPA process has been completed. Poole advised that the conclusion and recommendation of this proposal is to allow the change from R-3 Residential to Medical Commercial. Filler asked for clarification on future plans for the area that would be accessed on the east side of the proposed change. Wee advised that currently there is no plan, but the area would be kept in appropriate condition for use. Poole advised that Tri State may use this a planned unit development to be pursued later. Gilbertson asked if the clinic that is split between the Medical Commercial and R-3 should have had a zone change at the time it was built. Poole advised it may have been a mapping error at the time the zone map was presented and voted on by council.

Comments from the public:

Leonard Cassell 1508 9th Street – Question about access to the parking lot that is being built.

Wee clarified that all traffic access to the parking lot that is being built will be only accessed via Highland Avenue. The proposed future road would only be an access for Evergreen Estates. Gilbertson asked on the amount of traffic that is currently traveling to Evergreen States. Wee advised that he didn't have specific numbers, but will check with staff to see what is available. Filler asked if there was any egress/ingress issues that the Commission would need to address with this zone change. Poole advised that those issues would fall under the scope of the City to approve future development if the zone change is approved. Gilbertson asked if there would be any additions to the Evergreen Estates. Wee advised that there would be future plans for additions to the facility. Poole advised that there would be a traffic study before any other traffic considerations would be approved in a residential area.

Public Hearing closed at 6:35pm

Motion by FILLER/FLERCHINGER to approve zone change. Motion carried.

B. ZC-2017-04 718 Bridge St. Hearing began at 6:40pm

Presentation by applicant:

PWD Poole advised that the owner had a conflict with the time of the hearing, and submitted a letter to be entered into the record for the hearing. PWD Poole read letter from Steve Wessels owner of Mac's Cycle requesting that the property to be zoned as Service Commercial along with the rest of the property owned by the applicant.

Staff Report:

PWD Poole reported on the proposal submitted to the Commission. Poole outlined the requested action to change the property from R-2 to Service Commercial. A description of the property as recorded was given. A technical data summary explaining the transitional zone of R-2 Residential and the boundaries of surrounding zones was discussed. Poole explained the current and proposed access to the property, and what would be allowed with the zoning change. Poole outlined an in-depth analysis of the proposed project. The plan is consistent with the Comprehensive Plan Land Use development. The change to Service Commercial will increase the property tax valuation of the property. Poole explained the acceptable use for the zones in question. A history of the application process was given to the Commission. Poole advised that no other agencies had commented either from the State or Local agencies. Two maps were provided for discussion. Poole advised that the SEPA process has been completed. Poole advised that the conclusion and recommendation of this proposal is to allow the change from R-3 Residential to Service Commercial.

Comments from the Public: None

Hearing Closed at 7:04pm

Motion by FILLER/FLERCHINGER to approve zone change. Motion carried.

C. ZC-2017-05 700 Bridge St. Hearing began at 7:05pm

Presentation by applicant:

PWD Poole advised that the owner had a conflict with the time of the hearing, and submitted a letter to be entered into the record for the hearing. PWD Poole read letter from Steve Wessels owner of Mac's Cycle requesting that the property to be zoned as Service Commercial along with the rest of the property owned by the applicant.

Staff Report:

PWD Poole reported on the proposal submitted to the Commission. Poole outlined the requested action to change the property from R-2 to Service Commercial. A description of the property as recorded was given. A technical data summary explaining the transitional zone of R-2 Residential and the boundaries of surrounding zones was discussed. Poole explained the current and proposed access to the property, and what would be allowed with the zoning change. Poole outlined an in-depth analysis of the proposed project. The plan is consistent with the Comprehensive Plan Land Use development. The change to Service Commercial will increase the property tax valuation of the property. Poole explained the acceptable use for the zones in question. A history of the application process was given to the Commission. Poole advised that no other agencies had commented either from the State or Local agencies. Two maps were provided for discussion. Poole advised that the SEPA process has been completed. Poole advised that the conclusion and recommendation of this proposal is to allow the change from R-3 Residential to Service Commercial.

Comments from the Public: None

Hearing Closed at 7:27pm

Motion by FLERCHINGER/FILLER to approve zone change. Motion carried.

REGULAR BUSINESS:

A. ZC-2017-03 1003 Highland Ave – Findings of Fact and Conclusions of Law

PWD Poole presented the findings to the Commission. Recommendation by Poole to submit to the City Council for final action. Motion by FLERCHINGER/FILLER to authorize signing of Findings of Fact and Conclusion of Law. Motion carried

B. ZC-2017-04 718 Bridge St. – Findings of Fact and Conclusions of Law

PWD Poole presented the findings to the Commission. Recommendation by Poole to submit to the City Council for final action. Motion by FLERCHINGER/FILLER to authorize signing of Findings of Fact and Conclusion of Law. Motion carried

C. ZC-2017-05 700 Bridge St. – Findings of Fact and Conclusions of Law

PWD Poole presented the findings to the Commission. Recommendation by Poole to submit to the City Council for final action. Motion by FILLER/FLERCHINGER to authorize signing of Findings of Fact and Conclusion of Law. Motion carried

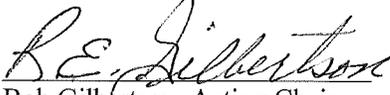
UNFINISHED BUSINESS: None

COMMUNICATIONS:

- A. From Public:** None
- B. Written:** None
- C. From Planning Commission:** None
- D. Staff Reports:** PWD Poole discussed 1st reading for Ordinance on ZC-2017-02 428 5th Street for October 9. He also discussed that Public Hearings will be first meeting of the month, unless nothing is needed, otherwise the meeting will be for work sessions on Comprehensive Plan. Clerk Austin advised that due to official duties as the City Clerk/Treasurer, the duties of attending the Planning Commission would not be continued beyond tonight's meeting. PWD Poole discussed the options to have this role filled.
- E. Next meeting on October 16, 2017, 6pm Clarkston City Hall**

ADJOURNMENT:

Meeting adjourned at 7:53 p.m.


Bob Gilbertson, Acting Chair