

**CITY OF CLARKSTON  
PLANNING COMMISSION MINUTES  
August 20, 2018**

**CALL TO ORDER:** 6:05 P.M., Clarkston City Hall, Chairman McCroskey  
Staff: Kevin Poole

**ROLL CALL:** McCroskey, Flerchinger, Gilbertson, Filler, Rowland

**AGENDA CHANGE:** None proposed.

**APPROVAL OF MINUTES:**

Meeting minutes for 7/30/2018 were reviewed and approved. Moved – Flerchinger, Seconded – Rowland, Approved 5-0.

**PUBLIC HEARING:**

**A. Public Hearing for ZC-2018-02 422 Highland Ave.**

Public Works Director (PWD), Kevin Poole introduced the issue by stating the applicant, Ron Lamb, wishes to change the zoning from R1-Low Density Residential to NC-Neighborhood Commercial.

Applicant Ron Lamb, 422 Highland Ave., Clarkston, WA 99403 presented the following information in support of his request for a zone change from R1 to NC. Mr. Lamb stated he moved to the area in 1999. He is a disabled veteran from the Iraq War in 2006. He would like to put in an expresso stand adjacent to the existing concrete building. At one time it was (existing concrete block building) a gas station. All the services (utilities – water, sewer, electrical, natural gas) are there. He owns the gift shop/coffee shop at the Lewiston-Nez Perce County Regional Airport terminal. He has a 10 year old daughter and a 12 year old son that have been working in the coffee shop the past couple of years. The main reasons he wants this zone change is, besides the financial part, is that his kids have learned so much (customer service) working in the coffee shop, greeting customers with good morning, saying “thank you”, have a nice day, stuff like that. It is invaluable. Putting in a coffee shop at this location is going to add to the community. He expects to hire an additional 3-4 high school kids to work the coffee stand. Hours of operation would be from 5:30 AM to 6:00 PM. Sundays may cut off at 3:00 PM depending on business traffic. He doesn’t expect any additional traffic to be generated from what is already there. Mr. Lamb stated the city has already done a traffic study to see how much traffic is already there at that location. The cars stopping at the espresso stand are cars already traveling the roadway. He is thinking the cars that would be stopping at his stand are most likely stopping at existing coffee stands along Bridge St. He said his planned improvements to the property would improve the look of the neighborhood. Mr. Lamb said the old Twin River Bank property has been in decline for a number of years and has detracted from the surrounding neighborhood because it has been vacant. This zone change would allow him to make some improvements to the neighborhood. The main reasons for the zone change are:

1. There are already 3-4 existing commercial businesses in the immediate area that are a non-conforming use in an R1 zone.
2. In the military he learned if you want to do something, do it following the set standards and procedures. He wants to get the zoning in place and be an allowed use in a zone, not a non-conforming use in a zone like some of the other existing commercial businesses in the area.
3. Looking at the zoning map, he doesn’t see this zone change being an adverse impact to the existing neighborhood. He stated he has let his neighbor, Stacie Renfro and her renters, park

their cars and trailers on the property line and his property because it works out for everyone in the neighborhood.

Mr. Lamb stated he wants to make a positive improvement to the neighborhood and do it by following established processes and procedures. He also wants to keep his 10 year old and 12 year old kids busy otherwise they might get into trouble if they don't do something.

Chairman McCroskey stated the commission may have some additional questions. She asked Mr. Lamb to show on the map where the ingress and egress will be for the coffee shop. Mr. Lamb showed using the existing approach on SR-129 and establishing an approach off of Highland Ave. There is no curb and gutter at this location to define an existing approach at this time.

Chairman McCroskey asked what are his plans for the existing concrete (cinder block) building? Mr. Lamb replied he intends to tie into the existing building with the coffee shop because the utilities are already there.

Chairman McCroskey asked if he was doing any improvements to the existing concrete building. Mr. Lamb said he will dress up to façade of the building.

Commissioner Gilbertson asked who owns the concrete/stone statues located in a fenced area on the property? Mr. Lamb stated he does. He also sells them out of his gift and coffee shop in the airport.

Commissioner Gilbertson asked to show where the exact proposed approaches to the coffee shop would be. He was concerned the approach would be off of 5<sup>th</sup> Street, not SR-129. Mr. Lamb stated the entrance is further south of the 5<sup>th</sup> Street/SR-129 intersection and would be accessed off of SR-129.

Commissioner Gilbertson asked if the proposed entrance to the coffee shop is off of SR-129, the exit would be onto Highland Ave. Mr. Lamb stated that is correct and there is already a stop sign located on Highland Ave. heading west onto SR-129.

Commissioner Filler asked if the intersection was signed for a no left turn. Mr. Lamb stated the east bound traffic on Highland Ave. on the west side of SR-129 has a no left turn. There is no restrictions on turns on the east side of Highland Ave. and SR-129.

Chairman McCroskey said the commission will open up the hearing for testimony after PWD Poole gives his staff report.

Commissioner Rowland stated he has concerns about turning traffic on and off of SR-129 because of the existing amount of traffic currently. Especially SR-129 southbound traffic that will have to cross the northbound lane. Commissioner Rowland asked if they were going to provide onsite parking like Dutch Brothers? Mr. Lamb stated no to start with. Maybe sometime in the future he might put out some picnic tables if there is a demand for it for pedestrians. What about queue storage for vehicles waiting to be served? Mr. Lamb said there is currently enough room for 5 SUV sized vehicles or seven or so for smaller Cavalier sized vehicles.

Commissioner Filler asked if there was enough room for a car heading northbound on SR-129 to turn into the coffee stand. Mr. Lamb said there is enough room for a proper turn into the stand from SR-129. The queue storage of 5-7 cars should be adequate to keep card from backing up into SR-129. He said he doesn't stop at an espresso stand if there are more than 2 vehicles waiting and doesn't anticipate that many cars stopping and waiting for coffee.

Commissioner Filler asked what the dimensions of the lot were. Mr. Lamb did not know. PWD Poole stated the lot size was 100 feet along SR-129 and 122 feet deep (along Highland Ave.).

Commissioner Filler stated she is relatively new to the commission but she knows there is a two step process in approving a zone change. Even if the zone change is granted, the property owner still has to meet the city standards regarding development of the site.

Chairman McCroskey asked if there were any additional questions from the commission. Hearing none she asked for PWD Poole to present the staff report. She stated that the commission may have some questions for PWD Poole regarding the staff report. After that she will open up the hearing for public testimony. After all public testimony is given there will be an opportunity for Mr. Lamb or PWD Poole to answer questions brought up by the public or from the commission. Mr. Lamb will also be given a chance to provide any rebuttal to statements made in the hearing.

#### STAFF REPORT

ZC-2018-02, 422 Highland Ave.

Hearing Date August 20, 2018

**a. Names and addresses of the owners and Applicants:**

Ron Lamb  
P.O. Box 271, Asotin, WA 99402

**b. Brief summary of the requested action;**

The requested action is to change the zoning designation of the property from and R-1 (Low Density Residential) Zone to a NC (Neighborhood Commercial) Zone. The applicant stated in his application that he wants to pursue an applicable business allowed under the NC zone.

**c. A common description of the subject property and a legal description of the subject property;**

Property is commonly referred to as 422 Highland Ave.

Legal description is as follows:

A parcel of land, comprised of Lot 11 and portion of Lot 12, Block 6, Parkway Addition, Asotin County, Washington, located in the South half (1/2) of Section 21, Township 11 North, Range 46 East, Willamette Meridian, City of Clarkston, County of Asotin, State of Washington.

**d. A technical data summary of the land use plan designation and zoning designation of the subject property;**

The subject property is located in a R-1 zone. It is bounded on the southwest side by R2 zone across SR-129. Across Highland Ave. is R-1 zone and county.

The subject property is a rectangular shaped property that is relatively level and the initial structure was constructed in 1914. A portion of lot 12 was taken by the State of Washington in 1922 as right of way for SR-129. The lot is approximately 100 ft. x 122 ft., area is 12,008 square ft., 0.27 acres.

In the 1950's – 60's it was reported there was a gas station located on the subject property.

No supporting building permits were found in a city records search to substantiate the gas station location.

**e. The current access to the subject property and the proposed access to the subject property;**

Access to the property is SR-129 on the west and Highland Ave. on the south. There is an existing approach to SR-129 in the northwest corner of the subject property. There is an existing gravel approach/access along the south boundary of the property onto Highland Ave.

Proposed access onto Highland Ave. will require a permitted approach. The existing approach onto SR-129 can be utilized. Any changes of access onto SR-129 would require an access permit from the State of Washington Department of Transportation (WSDOT).

**f. In-depth analysis of the proposed project;**

Subject property is a relatively level lot. It has access to utilities (water, sanitary sewer, telecommunications, gas, and electrical) at the property line or in the adjacent street or alley. There is an existing sewer lateral from the subject property to the sewer collection main located in the alley. The water meter and water main is located off of water main located in Highland Ave.

Subject property is currently in an R-1 zone and adjacent to existing R-2 zone to the southwest.

The Comprehensive Plan recognizes the need for some commercial business to be located within a residential zone. A NC (Neighborhood Commercial) zone is created to allow for restricted commercial spot zoning within a residential zone to provide needed commercial services to the surrounding neighborhood. These restrictions include a building size less than or equal to 2,500 square feet, additional requirements for visual and noise shielding of NC zone from the adjacent residential zone are also required. There are also restrictions on signage and lighting of the property. The NC zone is consistent with the comprehensive plan land use designation and growth management policy.

Subject property at 422 Highland Ave. is an existing residential use in the east half of the property.

At one point in the early to mid 20<sup>th</sup> century there was a gas station located on the property.

This will increase the property tax valuation on the subject property because of the change from R-1 zoning to NC zoning due to the required improvements to the property for an NC zone. There will be no affect to property tax valuation to adjacent or surrounding properties from this zone change. Property tax valuation is based upon each individual property lot and its improvements.

The subject property is bounded by SR-129 on the west, Highland Ave. on the south, and an alley on the east. The local PTBA transit stop is located west of the subject property at the intersection of Highland Ave. and Billups St. There is another local PTBA transit stop located to the north on Adams St. and SR-129 (6<sup>th</sup> St.)

This property is within the Clarkston City Limits.

SR-129 has a peak hour traffic volume of 784 cars at 7:30-10:30AM. This was taken at the intersection of SR-129 and Highland Ave. Average daily traffic (ADT) count for SR-129 is 8,545 as of June 5, 2018. This was taken at the intersection of Highland Ave. and SR-129.

Current land use plans would not allow a commercial business in a R-1 zone. Changing to an NC zone would be an allowed use for a commercial business with less than 2,500 SF floor area. The NC zone was created to provide commercial amenities to the surrounding residents. These amenities could be a convenience store, accountant office, financial management office, bank or credit union, bakery, beauty/barbershop, dance or music studio, drug store, espresso/food stand, health club, laundromat, medically related professional office, medical, dental, optical laboratory, drive-in restaurant, or a daycare facility.

The current primary building is 633 square feet. There is also a 560 square foot accessory building located on the property.

There several non-conforming businesses located near the subject property. A dental business (1336 5<sup>th</sup> St.) located west of the subject property across SR-129, an unoccupied bank building (1313 6<sup>th</sup> St.) north of subject property across SR-129, and a chiropractic business (1303 6<sup>th</sup> St.) north of the subject property. The problem with a non-conforming use in a zone is mortgage lenders won't loan money on the property and insurance companies won't insure the property for a total loss.

**g. A history of the requested action;**

- Property has had a structure on it since 1914.
- The zoning application was submitted on July 24, 2018.
- The applicant was notified on July 31, 2018 the application was complete and would be notified of the hearing date.

- Hearing date for ZC-2018-02 is August 20, 2018.
- Hearing was advertised in the Lewiston Morning Tribune on August 6<sup>th</sup> and 13<sup>th</sup>.
- Notices were mailed out to all property owners within 300 feet of the subject property on August 1, 2018.
- The subject property was posted with a notice on August 2, 2018.

**h. A summary of any other requested land use permits in the area;**

Zone change application from R-2 to SC for 616 Maple St. was approved by P&Z on July 17, 2017.

Zone change application from R-3 to SC for 428 5<sup>th</sup> St. approved by P&Z on August 21, 2017.

Zone change application from R-3 to MC for 1003 Highland Ave. was approved by P&Z Commission on October 2, 2017.

Zone change application from R-2 to SC for 535 6<sup>th</sup> St. approved by P&Z on December 4, 2017.

Zone change application from R-2 to NC for 801 Elm St. approved by P&Z on February 5, 2018.

**i. The compatibility and impact of the proposal on the existing development and the probable character of the proposal;**

The proposal is consistent with the comprehensive plan and the use of NC zones imbedded within an R-1 (Low Density Residential) zone. This use is consistent with the recognized need to provide retail facilities and other services within walking distance within a residential neighborhood .

**j. A summary of the reports or recommendations or any other agencies consulted;**

No other agency has commented.

**k. Appropriate maps of the subject property;**

Staff has provided one map for the discussion.

Zoning and vicinity map of subject property

**l. The result of the determination pursuant to the State Environmental Policy Act (SEPA);**

The City of Clarkston is the designated agency for SEPA determination. No environmental impacts have been identified with this zone change.

**m. Staff's conclusions and recommendations;**

The proposed zone change is consistent with the Comprehensive Plan and the use of NC zones for providing retail facilities and other services within an R-1

Residential zone. It is also consistent with the following Comprehensive Land Use Policies:

#### Objectives

A.10 – Where appropriate, new development should include planning approaches that increase physical activity, such as neighborhood commercial nodes to allow walking and cycling to local services, transit oriented development, linear parks and trails network, and siting schools and other public facilities within neighborhoods to allow easy walking.

A.11 – Mixed use developments should be allowed when the size of the development provides for planning as a cohesive neighborhood with commercial and residential uses co-existing.

#### Policies

A.1.15 - Continually review permitted, conditional, and prohibited uses to assure the mix of uses allowed by the zoning ordinance does not adversely impact residential neighborhoods.

A.1.16 – Review and revise development standards to buffer residential zones and/or uses from commercial and industrial uses. Such revised standards may address landscaping, berms, fences, walls, access, lighting, uses, hours of operation, or other criteria as may be appropriate.

Recommendation is to approve the zone change application from an R-1 zone to an NC zone.

After the staff report, PWD stood for questions from the commission.

Commissioner Filler asked if the property owner pays for the Traffic Impact Analysis (TIA). PWD Poole stated that yes, the property owner pays for the TIA. But it is a two-tiered process. The TIA is a “higher level” look at the roadway. The traffic study is a more in depth comprehensive analysis. If the TIA shows the development impacts traffic in the area, a Traffic Study could be requested by the City or WSDOT.

No other questions were asked of PWD Poole. Chairman McCroskey opened the hearing at 6:12 PM. She asked those testifying to state their name and address for the record.

Charlie Barth, 1316 5<sup>th</sup> St., he stated most of his questions have been answered about parking and property taxes but his concerns of the 5<sup>th</sup> St. and SR-129 intersection is a problem for school buses. And stated “It’s a rat race.” He has called the school and the city and nobody seems to care about rerouting buses away from that intersection. There is a lot of traffic at that intersection.

Jen Noble, formerly Jen Schultz, 1332 4<sup>th</sup> St. She finds this zone change request to be lofty and unrealistic for the area. According to the R1 zone the change should be compatible with the neighborhood. It is not compatible and will alter traffic in the neighborhood. It will bring in more traffic. If you like a coffee shop you will go out of your way to get your coffee. That intersection has had 8 accidents within 500 feet at that intersection. She has almost been hit many times trying to

cross with her motorcycle at that intersection. The Highland hill is also a problem with speeding students. It is used as a bypass to SR-129. She said law enforcement is one of the biggest offenders to the no left turn sign at the Highland / SR-129 intersection. 8 accidents in 4 years, 2 a year. The amount of traffic on SR-129 is a well traveled route. There are hundreds if not thousands of motorcycles using SR-129 to Rattlesnake Grade every year. To add something at this intersection would increase accidents tenfold. This will erode the residential character and drop their property values. This will increase foot traffic. She said there is already a problem with all the foot traffic to the river levy trail. This will increase homeless vagrants and crime. This will not be school or child friendly because of the increased traffic. The immediate neighborhood does not need an espresso stand. We already go to Dutch Brothers or Starbucks if we need coffee. She stated the Hot Shots on Bryden Canyon Road in Lewiston has traffic backed up into the road. She has concerns this will be the same problem at this location. It will take years of accidents and people dying before any proper traffic control measures are put in place. We don't need our kids jacked up on caffeine. The lot with the concrete statues have been overgrown with weeds for many years. His renters are openly growing marijuana. This has been a continual eyesore for years.

Richard Greg, 1320 6<sup>th</sup> St., has there been a study done to see if the fuel tanks from the gas station have been removed?

Suzanne Lecates, 1336 4<sup>th</sup> St., she is concerned about the traffic on Highland Ave. Traffic is heavy before and after school. She is also concerned about the additional noise.

No other testimony was offered from the public. Chairman McCroskey asked the applicant Ron Lamb to respond to the questions and concerns that were raised during testimony.

Ron Lamb stated when he purchased the property in 2013 there was documentation provided that showed the tanks were removed in the 1980's. He said his renter has arthritis problems. Since medical marijuana is legal in Washington, he assumes his renter is following all the rules if he is growing it for his use.

PWD Poole also added that Mr. Lamb used a mortgage company to purchase the property. They would not have made the loan without documentation that the tanks were removed. There should be a Underground Storage Tank (UST) affidavit attached to the property documents. As Commissioner Filler stated, this is just the first step of the process to develop the property. If the zone change is allowed there are additional requirements to be met. Curb gutter and sidewalk will be required along with visual and noise screening from the adjacent properties. In addition to the Traffic Impact Analysis (TIA) or Traffic Impact Study (TIS). Either of these will be reviewed by WSDOT first. If WSDOT has any concerns with the TIA, they will require a TIS. The city will also have a third party review by a transportation engineer of the TIA and/or TIS. This is done to make sure the recommendations in the study are in the best interest of the city, not the developer.

PWD Poole also asked the commission to look at the existing concurrent non-conforming commercial uses in the immediate area and take those in consideration in their decision. They are not impacting the neighborhood. It does negatively impact a neighborhood when you have an unoccupied structure for a long period of time, such as the Twin River Bank property. An unoccupied building tends to deteriorate rapidly. The zoning has been an impediment to the sale of the property. The commission needs to balance the needs of the neighborhood with the highest and best use of a property and how to fit a neighborhood commercial business in the neighborhood and not adversely affect the neighborhood.

Commissioner Gilbertson asked if the existing gas station building will be used for the coffee stand. Ron Lamb said he is only using the existing utilities in the building and will add on the espresso stand. A 10 ft x 20 ft addition.

Commissioner Gilbertson asked PWD Poole if the health department would be concerned with the existing utilities. PWD Poole said the health department would be involved because the business is serving food products to the public. The coffee stand will need a health certificate to operate.

No other questions were asked by the Commission. Chairman McCroskey closed the hearing at 7:02 PM.

PWD Poole stated he will also enter 4 letters into the record that were received as public testimony.

Chairman McCroskey said the Commission needs to either approve or deny the zone change request. The city council will review and hold a hearing in 2 weeks. There is an opportunity for an appeal of the decision if one chooses to do so.

Commissioner Gilbertson and Rowland expressed concern about the traffic at the Highland and SR-129 intersection. Chairman McCroskey stated if the zone change is approved, the TIA or TIS may require turn lanes and other improvements to construct the development. She asked PWD Poole how that works. PWD Poole stated that the zone change allows a certain type of business on a property location but once the developer comes to Public Works for a site development review, that is where the TIA/TIS and screening requirements are implemented for the developer to move on with their project. The developer is required to comply and construct any improvements required in a TIA or TIS or the development is not allowed to be constructed. WSDOT will be a key part of this process.

The city council will either approve or deny the P&Z Commission recommendation of the zone change or turn back the issue to P&Z Commission for further review. Once that is done, Public Works will then make sure the developer complies with the appropriate development standards. The developer may decide that the required traffic improvements are too costly for an espresso stand and will look for another use, compatible with the NC zone, that either doesn't have the traffic development requirements or has the income potential to pay for the development requirements.

Commissioner Gilbertson asked if the zone change is approved but the developer decides the improvements required are too expensive, does the zoning revert back to R1? PWD Poole stated that the zoning will remain NC until a zone change request is made and approved.

Commissioner Filler commented that this specific piece of property doesn't fit into the R1 zone. She asked what will happen to the rental unit? Mr. Lamb stated it would remain a rental for the near future. PWD Poole stated that the property at one time was two parcels but was combined into one tax parcel sometime in the past. The rental property would become a nonconforming use if the zone change is approved but would be grandfathered in because it was an existing use before the zone change. If the rental unit burned down, it could only be reconstructed in its existing footprint. It could not be added on to or expanded.

Chairman McCroskey stated they have discussed how they could get the existing commercial businesses in the area in conformance with an appropriate zone. They are currently a nonconforming use in an R1 zone because they do not have the commercial zone. This is part of the work they are doing in the update to the comprehensive land use plan. She does not see this property reverting back to an R1 zone. She doesn't see this property being attractive to a residential home being on a corner of a busy road. She is also concerned about traffic. It makes sense to make this property a

pocket of neighborhood commercial. The zone change doesn't mean there will be a business immediately put up. They will have to comply with city development standards and do a TIA for their proposed business. Commissioner Flerchinger stated the property doesn't belong in the R1 zone it is in now.

Commissioner Filler stated that the required commercial development standards will make the property look better than it does now.

Chairman McCroskey stated it currently is a retail business now with the statues. Mr. Lamb stated it is a storage facility for his concrete statues, he sells the statues out of another rental property near the airport. That is why the sign says to call a number. Chairman McCroskey asked if the statues will go away if the espresso stand goes in. Mr. Lamb stated only if he sells all of them.

Commissioner Filler asked if the retail of the statues would be an allowed use in a NC zone. PWD Poole stated yes, as long as the total retail space does not exceed 2,500 square feet.

Commissioner Gilbertson stated he would like, at the very least, have the area cleaned up. It is an eyesore at the entrance to the city.

Commissioner Rowland stated he agrees that no one is going to want to build a house on that location.

Commissioner Flerchinger moved that the requested zone change from R1 Low Density Residential be changed to NC Neighborhood Commercial. Seconded by Commissioner Filler. Vote 5-0 to approve.

Chairman McCroskey stated that the zone change recommendation will now be sent to city council for their determination. PWD Poole stated there will be a zone change ordinance drafted and a hearing conducted at that time at city council.

**REGULAR BUSINESS:**

- A. Findings of Fact and Conclusions of Law for ZC-2018-02 422 Highland Ave. PWD Poole said he would have them prepared for the approval at the next P&Z meeting on September 17, 2018.

**WORK SESSION:**

- A. PWD Poole updated commission on citizen survey mailing. There were 2,700 surveys sent out with city sewer and garbage billings. The city has received over a hundred responses so far.
- B. Housing Element draft has handed out to the P&Z Commission.

**UNFINISHED BUSINESS:** None

**COMMUNICATIONS:**

- A. **From Public:** None
- B. **Written:** None

**C. From Planning Commission:**

None

**D. Staff Reports:**

PWD Poole gave the commission an update on the sidewalk program. Work is 100% complete.

**E. Next meeting on September 17, 2018, 6pm Clarkston City Hall.**

**ADJOURNMENT:**

Motion to adjourn by Commissioner Flerchinger, seconded by Commissioner Gilbertson.

Vote to adjourn 5-0, meeting adjourned at 8:02 p.m.



Robert Gilbertson, Vice-Chairman

August 8, 2018

RE: Comments for the  
requested zone change for  
422 Highland Ave.  
ZC-2018-02-422 Highland Ave.

Dear Mr. Poole,

My family has lived in this neighborhood since 1957. I have observed traffic patterns that act as a conduit for commuting to and from area schools.

At the corner of 5<sup>th</sup> and Highland Ave., traffic revisions have been attempted for this dangerous corner. People continue to travel east across 5<sup>th</sup>. A business at this corner would add congestion to an already dangerous intersection.

Over the years, our neighbors and our family have experienced property crimes because of foot traffic through the neighborhood. Any business that would attract more traffic could increase this problem.

Any negative effect on property values would be unacceptable. No one's pursuit of profit should be at the expense of his or her neighbors.

Thank you for asking for our input. We don't feel a change in zoning is in the best interest.

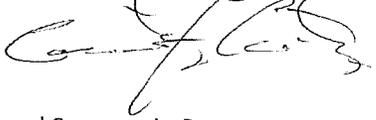
Sincerely,

The Smith family on 4<sup>th</sup> St. 

Dear Kevin Poole,

As concerned neighbors of the City of Clarkston residing at 1336 4<sup>th</sup> St, we are opposed to the request to rezone the property located at 422 Highland Ave to NC-Neighborhood Commercial. When we purchased our home a few years ago, we did so knowing it was in a residential area. The intersection of 5<sup>th</sup> and Highland is already extremely dangerous and it will not be able to handle the increase in traffic that will occur if the rezoning is permitted. We are also opposed to the idea of having a commercial business next to our backyard resulting in the increase of commotion and noise. With this, we respectfully ask for no zoning change at 422 Highland Ave.

Sincerely,

Curtis and Suzanne LeCates

Dan and Karon Davie  
1329 5<sup>th</sup> St.  
Clarkston, WA 99403

ATTN:  
Kevin Poole  
Public Works Director

Dear Mr. Poole,

In regards to the request to change the zoning designation for the property located at 422 Highland, we (the owners of the property at 1329 5<sup>th</sup> St.) strongly oppose any such zoning change. The parking on this two block section of 5<sup>th</sup> St. is already compromised by the policy of the Meyers-Folsom Dental Clinic which requires their employees to NOT park in their lot. Even more serious further congestion is caused by the Clarkston school district policy of requiring their buses to use this narrow residential street to access the main north-south street.

For the safety of our youngest and oldest residents and for the prevention of the erosion of property values, please oppose this proposed zoning change.

Respectfully,

  
Dan Davie

  
Karon Davie

To Whom It May Concern:

My name is Stacie Renfro and I own a home located at 1339 5<sup>th</sup> Street in Clarkston, Washington. I oppose the zoning change that is proposed for 422 Highland Ave, ZC-2018-02. This property adjoins my property on the south. I would like to preserve the residential nature of the neighborhood and keep safety hazards at a minimum for the public and surrounding property owners.

In addition, the dental office located directly across the street already creates additional vehicles parking on the street and traffic which greatly reduces already low visibility and causes public and pedestrian safety concerns. This proposed zone change would only increase both public and commercial traffic to an already low visibility, residential area.

Thank you for your consideration of my request not to rezone this property. If you have any questions or require additional information about my property, please do not hesitate to contact me via phone at (509)254-1803 or e-mail at [stacernf@yahoo.com](mailto:stacernf@yahoo.com)

Stacie Renfro. 8/14/2018  
Stacie Renfro