

**CITY OF CLARKSTON
PLANNING COMMISSION MINUTES
October 15, 2018**

CALL TO ORDER: 6:00 P.M., Clarkston City Hall, Chairman McCroskey
Staff: Kevin Poole

ROLL CALL: McCroskey, Flerchinger, Gilbertson, Filler. Absent - Rowland
Move to excuse Commissioner Rowland – Gilbertson, Seconded – Filler, approved 4-0.

AGENDA CHANGE: Add item A. Findings of Fact, Conclusions of Law for ZC-2018-03 to Regular Business.
Moved – Flerchinger, Seconded – Filler, approved 4-0

APPROVAL OF MINUTES:
Meeting minutes for 10/1/2018 were reviewed and approved. Moved –Gilbertson, Seconded – Flerchinger, Approved 4-0.

PUBLIC HEARING:

A. Public Hearing for ZC-2018-03 1255 Fair St.

Chairman McCroskey opened up the hearing at 6:04 PM for ZC-2018-03.

Public Works Director (PWD), Kevin Poole introduced the issue by stating the applicant, Mark Greene, wishes to change the zoning from R3-High Density Residential to SC-Service Commercial.

Mark Greene stated he is the majority property owner of Lancer Lanes. He lives at 1635 Quail Hollow Lane, Wenatchee, WA 98801.

He stated when they purchased the lot they assumed it was one lot under one zone, SC-Service Commercial. They just recently discovered the back lot is actually zoned R3. They are before the P&Z Commission tonight to request the zoning for all the Lancer lane property be zoned SC – Service Commercial. Adjacent properties are zoned SC – Service Commercial and PC – Port Commercial. There are various businesses in the area, Apex Landscaping and Clarkston Mattress store are located across the street. There is also a hair salon, housing authority, and various storage businesses. The area is in a transitional area where residential land is transitioning into service commercial use. That is the definition of a transitional zone since there is service commercial adjacent to the property.

Their use of the property so far has been bowling center, restaurant, card room, and miniature golf. They plan at this time it remaining that way. The property in the back they are considering graveling the lot and make that a storage area for RV's. They have put that on hold at this time due to the cost of the grading. They had a rough month last month so they decided to wait. They would like to gravel the lot to keep the weeds down and provide winter RV storage. That was their plan.

When they bought the property they thought it was under one zone, it wasn't. They are hoping to get the property zoning changed for 1255 Fair St. to SC - Service Commercial.

Commissioner Filler asked about the front part of the Bridge St. Property. She noticed that the front part is colored on the map as SC – Service Commercial and the back portion is colored as R3 – High

Density Residential. PWD Poole responded that the zoning follows the property line. The zoning for the Bridge St. portion is SC – Service Commercial. This will be corrected on the zone map. Chairman McCroskey asked if this property zone is changed to SC – Service Commercial, the use of the property is just for RV storage. It would not have RV hookups? Mr. Greene replied that at this point that is what their plans are is for just storage.

Chairman McCroskey asked if an RV storage is an allowed use in the SC zone? PWD Poole stated according to the current zoning ordinance a RV storage is an outright use in a SC zone.

Commissioner Filler asked if an RV Park is an allowed use since there is a large RV park adjacent to the property. PWD Poole replied that an RV park is an allowed use in a SC zone. An RV Park is a Conditional Use in a R3 zone.

Chairman McCroskey asked if there were any other questions of Mr. Greene from the Commission. Commissioner Flerchinger stated that the property should have been under one zone when it was purchased.

Chairman McCroskey asked if the property is fenced? Mr. Greene responded that it is fenced with a 6 foot chain link fence.

Chairman McCroskey asked if this could be considered as a spot zoning. Is this part of the transitional zoning the commission has been talking about? PWD responded that yes, this area is surrounded by SC – Service Commercial and PC – Port Commercial and is considered to be in a transitional zone.

Chairman McCroskey asked for the presentation of the staff report by PWD Poole. PWD Poole presented the following staff report.

STAFF REPORT

ZC-2018-03, 1255 Fair St.

Hearing Date October 15, 2018

a. Names and addresses of the owners and Applicants:

Mark Greene
1635 Quail Hollow Ln.
Wenatchee, WA 98801

b. Brief summary of the requested action;

The requested action is to change the zoning designation of the property from and R-3 (High Density Residential) Zone to a SC (Service Commercial) Zone. The applicant wants their property holdings between Bridge St. and Fair St. to be within the same zone. The majority of the property (Lancer Lanes) is in the SC – Service Commercial zone.

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

Property is commonly referred to as 1255 Fair St.
Legal description is as follows:

Portion of Lot 12, Lot 13, and Portion of Lot 14, Block AA, Vineland, Asotin County, Washington

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

A bowling alley is an allowed use in an SC zone but not an allowed use in an R3 zone. An R3 zone adjacent to a commercial zone is considered a transitional zone from residential to commercial use as development occurs. The subject property is bounded on the south side by SC (Service Commercial) zone and by PC (Port Commercial) on the north side. The west and east side are in the R-3 Zone.

The subject property is a relatively level and undeveloped.

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

Access to the property will be off of Fair St. on the north side. Access from the south side is through fence and gates associated with the bowling alley.

f. In-depth analysis of the proposed project;

Subject property is a relatively level undeveloped lot. It has access to utilities (water, sanitary sewer, telecommunications, gas, and electrical) at the property line or in the adjacent street or alley.

Subject property is currently in R-3 zone and adjacent to existing SC zone. An R-3 zone adjacent to a commercial zone can be considered a transitional zone. This is consistent with the comprehensive plan land use designation and growth management policy.

Subject property is an undeveloped lot. There will be no displacement of existing housing with the proposed zone change and development.

This will increase the property tax valuation on the subject property because of the change from R-3 zoning to SC zoning and the proposed improvements to the property.

The subject property is within walking distance of a PTBA stop on Fair St. The PTBS stop is 375 ft to the east of the subject property boundary line.

This is within the Clarkston City Limits.

Current land use plans would not allow the same uses on the subject property in an R3 zone compared to the adjacent property to the north zoned SC. Changing

to an SC zone would allow for the same development options for the property owner.

g. A history of the requested action;

The application was submitted on September 4, 2018.

The applicant was notified on October 1, 2018 the application was complete and would be notified of the hearing date.

Hearing date for ZC-2018-03 is October 15, 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 5th 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 6th 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.

Zone change application from R-1 to NC for 422 Highland Ave approved by P&Z on August 20, 2018. Pending city council approval of zoning ordinance.

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 transitional zones as buffers between commercial and R-3 (High Density Residential) zones. Uses the R-3 zone as a transitional buffer with surrounding PC (Port Commercial) and SC (Service Commercial) zones.

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.

Aerial map showing zoning and vicinity.

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 transition zones for buffering R-3 Residential zones from commercial development. The subject property is bounded on two sides by commercial zones SC and PC. The proposed zone change allows for a consistent zone for the total property holdings of Mr. Greene. This consistent zone for the property holdings allows for many options in future development of the existing property.

Recommendation is to approve the zone change application from an R-3 zone to an SC zone.

PWD Poole asked if the commission had any questions.

Chairman McCroskey asked if the nearby property owners were contacted about the zone change. PWD Poole replied that the three step process for notification was followed.

1. The property was posted on October 1, 2018 advertising the proposed zone change.
2. All property owners within 300 feet of the proposed zone change were sent a notification in the mail. Notification was sent October 1, 2018.
3. The proposed zone change and hearing date was advertised two separate weeks, at least two weeks in advance in the legal advertisements in the Lewiston Morning Tribune.

He has not received any written communication regarding the proposed zone change from the surrounding property owners.

Commissioner Gilbertson asked Mr. Greene if he owns the RV park adjacent to the proposed zone change. Mr. Greene replied he does not own the RV park.

Commissioner Gilbertson stated he hasn't played on the miniature golf course. He asked if there is room on the east side to access the area behind the bowling alley. Mr. Greene stated there is room for access. There is about 50 feet of room.

Commissioner Gilbertson asked if the plan is to access the area from the south side? Mr. Greene replied there is a gate at the back end of the bowling alley that opens up to the lane going south to Fair St.

Commissioner Gilbertson was curious if there was adequate access from the south for fire and emergency response? Mr. Greene stated they could get to the northwest corner of the bowling alley from the lane or easement connected to Fair St.

Commissioner Filler asked if the RV's entering the storage area would come in from Fair Street? Mr. Greene replied that yes, the main access would be off of Fair St.

Chairman McCroskey asked PWD Poole if they were going to add another curb cut onto Fair Street for more access to the RV storage, what would the process be? PWD Poole stated they would have to get a right of way permit for the work.

Commissioner Filler asked if there were an existing curb cut on the south side. Mr. Greene stated no there wasn't. They may add one in the future but at this time they are trying to keep costs down.

Since there were no people in the audience, Chairman McCroskey closed the public hearing at 6:31 PM.

Gilbertson moved to approve the zone change from R3 to SC, Flerchinger seconded. Motion approved 4-0.

REGULAR BUSINESS:

- A. Findings of Fact and Conclusions of Law for ZC-2018-03 1255 Fair St. PWD Poole said he would have them prepared for the approval at the next P&Z meeting on September 17, 2018. Gilbertson moved to approve Findings of Fact and Conclusions of Law for ZC-2018-03 1255 Fair St., seconded by Filler. Approved 4-0.

WORK SESSION:

- A. There was no additional information for update of the citizen survey mailing.
- B. Capital Facilities Element draft has handed out to the P&Z Commission for their review for the next meeting.

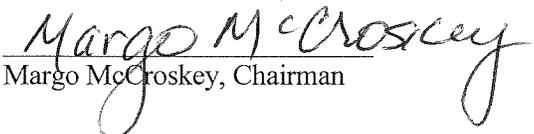
UNFINISHED BUSINESS: None

COMMUNICATIONS:

- A. **From Public:** None
- B. **Written:** None
- C. **From Planning Commission:**
None
- D. **Staff Reports:** None
- E. **Next meeting on November 5, 2018, 6pm Clarkston City Hall.**

ADJOURNMENT:

Motion to adjourn by Commissioner Gilbertson, seconded by Commissioner Flerchinger.
Vote to adjourn 4-0, meeting adjourned at 6:45 p.m.


Margo McCroskey, Chairman