

**CITY OF CLARKSTON
PLANNING COMMISSION MINUTES
March 18, 2019**

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

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

AGENDA CHANGE: None proposed.

APPROVAL OF MINUTES:

Meeting minutes for 3/4/2019 were reviewed and approved. Moved – Gilbertson, Seconded – Flerchinger, Approved 5-0

PUBLIC HEARING: ZC-2019-01 919 Highland Ave.

Chairman McCroskey opened the hearing for ZC-2019-01 919 Highland Ave.

PWD Poole introduced the applicant, Mark Heuett. He was accompanied by his architect, Michelle Radamacher, Bott & Associates. He has requested a zone change at 919 Highland Avenue from R-1 Low Density Residential to MC – Medical Commercial. PWD Poole stated that the commission has received a copy of the zone change application, narrative, and map in their packet.

Commissioner Rowland stated he lives within the zone change notification area. He wanted to notify the commission of that possible conflict of interest. He stated even though he lives within the notification area he is willing to participate and not recuse himself from this issue if the remainder of the commission does not have an issue with his participation. Chairman McCroskey asked PWD Poole if Commissioner Rowland can recuse himself because he lives in the area. PWD stated that as long as Commissioner Rowland notifies the commission of the possible conflict of interest, he can continue participating if none of the other commission members object. Chairman McCroskey asked the commission if any of them objected to Commissioner Rowland participating in the hearing since he notified them he lives within the zone change notification area. Chairman McCroskey polled each member of the commission, none of them objected to Commissioner Rowland participating in the hearing. The commission, by consensus, seen no conflict of interest and agreed to him to continue in participating in the hearing.

Mark Heuett introduced himself to the commission. He stated he is born and raised in Clarkston and has been a General Contractor for over 40 years. In the last 15 years he has done a lot of commercial buildings, remodels and new construction. In Clarkston he has remodeled the old Lee Morris Building and the Der Litten Haus Bar. He is currently remodeling the old Inland Metal building on the corner of 5th Street and Diagonal Street. He is also currently remodeling two buildings in Lewiston. Mark stated he is proud of the work that was done, they received a lot of compliments from neighbors and other businesses close by.

The proposed building will be another nice building that would be built for Chuck and Judy Dwyer and would be a chiropractic clinic. Their chiropractic clinic is currently located on Bridge St. and has been an established business in the area for many years. This property was purchased by Mark's mom approximately 30 years ago. She lived in the house for some time before turning it into a rental. She is elderly and has turned the property over to Mark. Mark stated that the home was demolished in February 2018 because the rental required a lot of work to get it into the condition to place it back on the rental market. He decided to pursue a different use of the ground at that time since Tri-State Hospital purchased Noble Trailer Court across 10th Street and had the zoning changed from R3 – High Density Residential to MC – Medical Commercial.

Mark produced a site plan and 3-D rendering of the building to show to the commission. He explained that the building will be located at the south end of the property. There are two proposed exits onto 10th Street.

He stated that due to the elevation of the lot above Highland Avenue adding an approach onto that street would take up parking spaces and is not as efficient use of land as having both ingress and egress off 10th Street. The traffic would access 10th Street off of Highland Avenue. There will be visual fencing and landscaping on the east and south side of the property to screen the building from the residential neighbors. The site lighting will be pointed downward so no light shines off of the property. Lighting will be subtle and non-obstrusive. Mark noted that the business hours from approximately 7:00AM to 6:00PM would not have an issue with car lights shining on the neighbors as the car navigates the parking lot. He has spoken with some of the neighbors and they were concerned about the appearance of the commercial building. He stated that his proposed building should blend in nicely with the surrounding residential area. It does not have a commercial building look to it. The building will be placed at the back or southern part of the building lot so it is off of Highland Avenue quite a ways. The parking lot will be paved and everything will be built to code. There is landscaping all around the building.

As far as sound goes this should be a quiet business. There will be no sirens. There is no emergency care provided at the proposed clinic. So he does not expect any ambulances coming into the property. The building will be owned by the Dwyers. This won't be a rental situation. The Dwyer's have been in Clarkston for a long time and he anticipates them being on this site for a long while. Mr. Heuett asked if there were any questions from the board.

Chairman McCroskey asked if they would be the only tenant of the building. Mr. Heuett responded that Jody Dwyer has a wellness center and sells diet supplements. This is already being done in their existing building. He does not expect any other operations going on in the building other than the chiropractic clinic and the related wellness center. The wellness center would have supplements and medical supplies and appliances associated with their chiropractic clinic operation. You would walk into the building and check in with the receptionist. The wellness center would be across the lobby.

Chairman McCroskey asked how many parking spots are in the proposed development. Mark said they have 37 parking spots. They meet the current parking requirements.

Chairman McCroskey asked if the egress would be a right hand turn only or could they turn left and go down 10th Street? Mr. Heuett responded that the cars could go down 10th Street but thinks the majority of the traffic will be on and off of Highland Ave.

Commissioner Rowland asked if they have looked at putting an access off of Highland Ave. instead of 10th St. Mr. Heuett stated they did not want to stop or interfere with traffic on Highland any more than necessary and that is why they are proposing both approaches on 10th Street. 10th Street has very little traffic on it compared to Highland Avenue. Commissioner Rowland expressed concern that people would be coming across Southway Bridge and taking 8th Street to 10th Street to access the clinic. Mr. Heuett responded that he felt the majority of the traffic would be off of Highland Ave.

Chairman McCroskey asked if there were any other questions. Commissioner Rowland clarified that the property that Tri-State Hospital rezoned to MC – Medical Commercial was R3 – High Density Residential not R1 – Low Density Residential. Commissioner Rowland asked PWD Poole if that was correct. PWD Poole stated that is correct. That the only R3 remaining is the one residential lot and the Asotin County Housing Authority residential site to the south along Fleshmen Way.

Mr. Heuett stated that one of the concerns of the property owners was that the surrounding residents property taxes would go up if this zone is approved. He said the only property taxes that would go up would be his property at 919 Highland Avenue because the zone would change from R1 residential to MC – Medical Commercial. Commercial property is taxed at a higher rate than residential. He said the other neighbor concern was impact to property values. He stated his proposed development would not negatively impact the neighbors but may also increase their property value since he is developing a bare lot.

Chairman McCroskey asked PWD Poole to provide the staff report since there were no other questions for Mark Heuett.

PWD Poole presented the following staff report to the commission.

STAFF REPORT

ZC-2019-01, 919 Highland Ave.

Hearing Date March 18, 2019

a. Names and addresses of the owners and Applicants:

Mark Heuett
10038 Snake River Road
Asotin, WA

b. Brief summary of the requested action;

The requested action is to change the zoning designation of the property from a R-1 (Low Density Residential) Zone to a MC (Medical Commercial) Zone. The applicant wants build a chiropractic clinic on the property.

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

Property is commonly referred to as 919 Highland Ave.

Legal description is as follows:

The North 229.2 feet of the West half of Lot 21, Block "V" of Vineland, Asotin County, Washington, according to the recorded plat thereof, excepting therefrom any portion lying within Highland Avenue adjacent thereto.

SUBJECT TO reservations contained in instrument recorded October 14, 1901, in Book H of Deeds, page 166.

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

An R1 zone adjacent to a commercial zone may be considered a transitional zone from residential to commercial use as development occurs. The subject property is bounded on the west side by MC (Medical Commercial) zone. It is bounded by R-1 (Low Density Residential) on the north, east and south side.

The subject property is relatively level and previous use was a residential home.

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

Access to the property will be off of 10th St. on the west side of the property and Highland Ave. on the north. There is no access on the south side of the property. Access can be allowed off of 10th St. There is an existing approach/access off of Highland Ave. Mr. Heuett indicated his accesses will be off 10th Street. Highland Avenue is functionally classified as a collector. 10th Street is classified as a residential street.

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.

Subject property is currently in R-1 zone and adjacent to an MC zone. An R-1 zone adjacent to a commercial zone may be considered a transitional zone. This is consistent with the comprehensive plan land use designation and growth management policy.

Subject property is a previously developed lot used as a residence. There will be no displacement of existing housing with the proposed zone change and development since the house was demolished in February 2018.

This will increase the property tax valuation on the subject property because of the change from R-1 zoning to MC zoning and the proposed improvements to the property.

The subject property is in close proximity to SR-129 (6th Street) and Fleshman Way and has PTBA transit stops on Highland Ave.

This property is within the Clarkston City Limits.

Current land use plans would not allow a medically related professional office in an R-1 zone. Changing to an MC zone would be an allowed use for a hospital, medically related professional office, medical / optical / dental lab, or a nursing home.

If the zone change is approved, there will be a traffic impact study required to identify impacts to 10th Street and Highland Ave and recommend improvements the developer will need to make to mitigate those impacts.

g. A history of the requested action;

- The zoning application was submitted on January 23, 2019.
- The applicant was notified on January 31, 2019 the application was complete and would be notified of the hearing date.
- Hearing date for ZC-2019-01 is March 18, 2019.
- Hearing was advertised in the Lewiston Morning Tribune on March 1st and 8th, 2019.
- Notices were mailed out to all property owners within 300 feet of the subject property on February 28, 2019.
- The subject property was posted with a notice on February 27, 2019.

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. was approved by P&Z on August 28, 2018 but denied by city council on November 13, 2018.

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

The zone change proposal is consistent with the comprehensive plan goals and objectives for the Highland Avenue corridor as a medical commercial corridor.

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 2 maps for the discussion.

Zoning map of subject property

Zoning map of the city

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. SEPA permit is not required due to property is less than 1 acre.

m. Staff's conclusions and recommendations;

The proposed zone change is consistent with the Comprehensive Plan goals and policies as listed:

Comprehensive Land Use Policy A.1.8 – Allow expanded development of professional offices in the Tri-State Hospital Area. (page 47). The subject property is adjacent on one side by MC. The proposed development provides for expansion of medically related facilities.

Comprehensive Land Use Policy A.1.17 – (Page 48) Off street parking for commercial buildings should be designed to minimize visual impact. Parking areas should provide safe, and efficient ingress and egress for vehicles and public transit. Parking lots should be configured and designed to reduce the overall mass of paved surfaces.

Comprehensive Land Use Policy A.5 -Types and Process for Siting of Essential Public Facilities Part a 10. (Page 52). Development of medical facilities and in-patient facilities.

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

PWD Poole asked if there were any questions from the commission.

Commissioner Gilbertson stated that on page 2, section g, the hearing date referenced ZC-2018-02 instead of ZC-2019-01. PWD Poole said that is correct and he would make the revision to the staff report.

Chairman McCroskey asked if a traffic impact study would be required of this development. PWD Poole responded that yes, a traffic impact analysis would be required at a minimum. At least that level of review if not a full traffic impact study. The developer would be required to construct any improvements required in the recommendations of the traffic impact study to mitigate impacts his development made to the transportation system. The impact analysis may want to restrict turning movements or could require a relocation of an approach. The city would make those requirements for the development to be built.

Chairman McCroskey asked if there were any more questions for PWD Poole from the commission. Hearing none she then proceeded to open the hearing for public input.

Chairman McCroskey asked that anyone wishing to speak first state their name and address for the record before they start their statement. The commission may ask questions of the person at the time of their testimony. The Applicant will have the opportunity to rebut any statements or answer questions after all public testimony is finished.

PWD Poole asked Chairman McCroskey to recognize and enter three letters received into the record. The commission has copies of these letters in their meeting packet. The letters are from the following:

Virginia Copeland, 1404 9th St. Clarkston WA 99403 – Opposes the zone change

Brandon & Rhianna Whitwright, 1421 10th St., Clarkston, WA 99403 – Opposes zone change

William Teal, 918 Highland Ave., Clarkston, WA 99403 – Concerned about property tax and property value impacts.

Tamara Arrasmith, 1505 9th St., Clarkston, WA 99403. She prefers the zoning designation remain R1-Low Density Residential. She does not want this area to become MC-Medical Commercial. She feels that the acquisition of Nobels Trailer Park and adjoining areas by Tri-State Hospital provides ample space for expansion of medical facilities and needs. There are several acres to be developed and should be done in that space. Going across the street to 919 Highland Avenue would open up another entire block that would be in jeopardy of future development if medical facilities continue to sprawl in this area. As a homeowner in the area she believes her property values would be diminished if medical facilities are allowed in that block and would no longer be considered low density residential. She encourages the commission not to change zoning in this area and thank the commission for their serious consideration. She said she takes exception to Mr. Heuetts remarks about of course MC is going to grow into that direction. She is concerned this entire block will become medical facilities. That is what the homeowners are concerned about. They don't want to live next to medical facilities. He said they have nice buildings. She doesn't question the quality of his buildings or landscaping. She is concerned about his project and expansion of medical facilities into the neighborhood. Mr. Heuett said the new business is a quiet business. She is concerned in 50 years that a different business moves into the property that is not as quiet. She questions that a low density development would require

37 parking spaces. She doesn't believe a chiropractor sees 30 patients at a time. She wants to know why the property was advertised for sale as a medical office with a huge billboard when it was not the case already. She is confused why the sale of the property as a medical facility is taking place when the zoning is not in place. She is also concerned about traffic. She stated since the new Fleshmen Way roundabouts were constructed that traffic has increased on the 8th Street exit. She says people come off of 8th Street to 10th Street. They will not go to Highland Avenue to turn back on 10th Street. She is concerned about medical facility sprawl along Highland Avenue.

John Manis, 1348 8th Street, Clarkston, WA 99403. He does not want to see any more commercial buildings built along Highland Avenue from 10th Street east. Highland Avenue has become very busy. He agrees that 8th Street traffic has increased. The traffic speeds has increased. 13th Street from Highland Avenue east to Bridge Street has many approaches. Highland Avenue has many approaches. The hospital has many entrances on Highland Avenue. He stated he doesn't want traffic like that on 10th Street because it is residential. He feels we should keep the rest of Highland Avenue east of 10th Street residential.

Virginia Copeland, 1404 9th St. Clarkston WA 99403, She is a disabled Air Force veteran and suffers from PTSD. She is the caregiver to her 30 year old daughter with cerebral palsy because an Army doctor would not do a c-section. She wants a quiet neighborhood. She does not want to live next to a business. She bought her home in 1997 and it is paid for. She wants to keep the neighborhood low density residential and keep the integrity of the neighborhood. She loves her neighborhood. Some neighbors have little kids. She afraid if the zone change is approved that her property could be considered commercial. She does not want to become commercial. She has written a letter and sent it to Mr. Poole (PWD Poole), surrounding neighbors, and mayor and city council. The letter states all her reasons why they need to keep the neighborhood low density residential. She was told by somebody in office that the city's comprehensive plan is supposed to protect those in an R1 residential. We are the tax base of the city. Somebody else said that residents voice doesn't matter to you guys (commission) and the city council. As residents our voices should be heard and how they feel should matter. This is where we live. This is where we raised our kids. The neighborhoods make up our community, our communities make up or states, which makes up our nation. If we destroy our neighborhoods what else is there? I served my country, I don't want to fight no more. I want to live in peace in a quiet neighborhood.

Denise Parkinson, 1347 11th St., Clarkston, WA 99403. She supports this zoning request not because she doesn't support residential areas but because she wants to see growth continued in those areas in a planned, organized manner. She believes this request for property that is already vacant she would much prefer the medical zoning in a controlled, organized facility as opposed to a multi (family) residential, or remain an empty lot that may sit for quite a while. Her elderly mother lives at 1347 11th St., and she enjoys that community for a residential area. She appreciated that her mother can walk across the street for any medical care that she needs. We support the medical community in the Clarkston/Asotin County area. Her only request is that when the traffic impact study is done that the streets, curb and gutter, and sidewalks are done ADA compliant so that elderly residents can navigate safely in our community.

Reanna Wainwright, 1421 10th St., Clarkston, WA 99403. She owns the property just south of the zone change. She is absolutely against this (zone change). She has young children. They purchased the property two years ago. They moved from California to get away from the madness. If this doesn't stop, when does it stop? The Tri-State Hospital property across from 10th Street that has plenty of room to build. We need to keep diversity into our neighborhoods and keep them unified. Please consider it.

Chairman McCroskey asked if there were anyone else wanting to speak. No one else was waiting to speak.

Commissioner Filler asked if the parking space requirement is based upon the square footage of the building. PWD Poole replied that the chiropractic clinic requires 1 parking space per 200 square foot of space. The 37 parking spaces more than meet the requirement.

Chairman McCroskey asked Mr. Heuett if he had any rebuttal or answers to questions raised during the public testimony.

Mr. Heuett thanked everyone one for coming out to participate in the hearing. He understands and is cognizant of the concerns of the neighborhoods are shrinking due to (commercial) expansion. This has been going on since the first stake was set in Jawbone Flats. It's going to continue to grow. We don't have shrinking neighborhoods, we actually have much more neighborhoods in Clarkston and Asotin County than we ever have. We have a lot of new developments in the Clarkston Heights. New housing units down on Fair St. If we don't Do the chiropractic clinic he needs to do something with the property. He can put in duplexes or whatever is allowed for multifamily without a zone change. There will never be just one house go back on that property. It will be duplexes or as high a density residential development that is allowed in an R1 zone. It doesn't make sense to leave this a bare lot. So either you build a chiropractic clinic with a zone change or duplexes or fourplexes in the existing zone. The higher density residential development will bring in more traffic than the chiropractic clinic. There will be far more traffic 24 hours a day. He would like to expand into another medical area. Tri-State already has plans for their property. There is no room on their campus for a chiropractic clinic. Where are you going to put additional medical in the area? This is the way a community grows and develops. You have new housing going up. He said there are smaller developments in Clarkston.

PWD Poole stated that minimum lot size in Clarkston is 5,000 square feet. A duplex in an R1 zone would require an additional 3,500 square feet per dwelling unit. So a duplex would require a 8,500 square foot lot.

Mr. Heuett said he would meet all the city requirements for parking, landscaping and lighting. He said the chiropractic clinic is a quiet use and that traffic would only be during normal business hours. Highland Avenue is identified as a major corridor. It is designed for the traffic. His proposed development follows a planned growth pattern. The City of Clarkston has done a good job of planning and to manage growth. PWD Poole has identified a number of zone changes that changed a residential zone to a commercial zone. It is adjacent to an existing MC – Medical Commercial zone. This is not spot zoning. The traffic concerns will be addressed with a traffic study.

Chairman McCroskey stated she hears the concerns about the residential areas. She asked what would happen to the project if the traffic study recommended that traffic be routed through Highland Ave. and not 10th Street? Mr. Heuett replied that he thinks the majority of the traffic will come by Highland and not 10th. Highland is the main corridor that is connected to 13th Street and 6th Street (SR 129). Highland is a nice wide corridor where 10th Street is a narrower residential street. That is why Highland is a (functionally) classified road. Their plan is to follow the requirements of the City of Clarkston and the traffic study.

Commissioner Filler said she had two questions. First would the traffic study analyze traffic on 10th Street and Highland Avenue? PWD Poole replied that yes that is correct. The engineer would first look at what amount of traffic would be generated from the use of this site as a medical office. The traffic generated from the site is found in the trip generation manual that traffic engineers use. The trip generation number is determined by the square footage of the building and the type of use. With that trip number they would analyze that intersection (10th St. and Highland Ave.) to see what the turning movements are now and if the medical facility is

built. They would identify what impacts the development would have on the roadway system. Let's say they look at the intersection and it is currently operating at a level of service (LOS) C. Our LOS scale goes from A to F. A is a wide open road with maybe one car and F is total grid lock with no cars moving in any direction. LOS C is acceptable to me because it is a good application of revenue. You aren't overbuilding things. What we don't want is to have that intersection currently operating at a LOS C and once the clinic goes in the LOS goes down to a LOS D. The traffic impact analysis would identify the impacts to the intersection and what would have to be done to bring the intersection back up to a LOS C.

Commissioner Filler stated she was surprised to hear we are talking about a chiropractic clinic but there is a retail component to it. Is she correct that there intends to be sale of wellness products? Mr. Heuett replied that yes there will be a portion of the building that will be retail space for wellness products and supplements related to the chiropractic practice.

Commissioner Filler asked if selling wellness products fit into the MC – Medical Commercial zone? PWD Poole replied that retail sales complies with the MC – Medical Commercial zone.

Commissioner Rowland stated that from his perspective that if you are going from Lewiston you are not going to go through the roundabout to Highland. You are going to come down to 8th and get to 10th Street from there. If the traffic impact study found that to be correct, would the city require that curb, gutter, and sidewalk be paid for by the developer on 10th all the way to 8th? PWD Poole stated that the city could only require that curb, gutter, and sidewalk be placed around his property. That will be a requirement regardless of what the traffic impact study may recommend. Because of the amount of value of the development, city ordinance requires curb, gutter, and sidewalk along the frontage of that corner lot. Curb, gutter, and sidewalk don't necessarily improve or help traffic. It is your roadway geometrics, your lane width and those kind of things. The traffic impact analysis will look at those kind of things, roadway geometrics for cars, not necessarily pedestrians.

Commissioner Gilbertson said he has a couple of concerns about this. Number one is the traffic entering the property. He would be curious to know how many cars to go their office on Bridge St. now. That traffic is not all Clarkston oriented. It comes from Lewiston, it comes from the Heights, it comes from the Orchards. It all has to come down Bridge Street over there. If you were to put this clinic over on 10th and Highland, I envision in my mind a number of cars coming across Southway Bridge, turning right on 8th Street, and come in on 10th Street. He would be interested in seeing what percentage of their business is from Lewiston or where their business comes from and relate that to this situation here. He thinks it is not possible or feasible to do a traffic study as part of the zone change.

Commissioner Gilbertson asked if this (zone change) is denied and he were to build residential apartments/duplex/townhouse, whatever is allowed in there, where is your entrance and exits going to be? Have you looked at that? Do you have a plan if this is not approved? Mr. Heuett replied he does not have a plan because he was hoping this zone change would be approved. If this is denied, it will force them to look at developing the property in some higher density residential.

Commissioner Gilbertson stated he visualizes a lot more traffic coming from Freshman Way and up 8th St. to 10th St. If you were to put your entrance and exit on to Highland some of the traffic would be reduced on 10th Street. Unfortunately for Mr. Manis, it is all going to come out on 8th Street. Mr. Heuett said they could look at what an entrance and exit off of Highland would do to their proposed development. The site was designed with exits and entrance off of 10th Street because it maximizes the number of parking spots, and is safer. The grade difference from the property down to Highland could present a sight obstruction to exiting the property from Highland plus they would lose parking spots. Commissioner Gilbertson stated he understands

that but if you were to put your curb, gutter and sidewalk all around your property and the entrance and exit is on to Highland, in order to put an entrance onto Highland large enough, you and I can agree that some parking spots would be lost. His understanding is now you may be exceeding the parking requirements. He thinks this could be a consideration.

Chairman McCroskey asked PWD Poole if the commission votes against this is that the next step that they would reapply with a different proposal? PWD Poole replied that the commission could make the recommendation that one of the entrances could come off of Highland Ave. There is a roadway design requirement that an approach can't be closer than 25-30 ft from an intersection based upon speed and functional classification. He hasn't had a chance to look at their drawing to scale the distance from the intersection to the approach. If they can't get that approach set back distance from the intersection it could be problematic for them. The commission could recommend something like an approach off of 10th and an approach off of Highland. He doesn't have access to the traffic generation capacity manual. The past couple of months he has been going to a chiropractic clinic and doing the mental calculation for trips per day. For a single chiropractor, assume they see a patient every 15 minutes that would be 8 an hour. Assume they work 10 hours that would mean there would be 80 trips per day. There are probably some additional trips that are generated just for the wellness supplies and supplements. For me, when I go in for my treatment I pick up my appliances or supplements then. I don't foresee the wellness and supplement part of the practice generating a lot of traffic. Let's say that is an additional 20 cars per day. So we are looking at 100 additional trips per day on that roadway system. In looking at what was taken out with the trailer park across the street, they probably had at least that many trips per day. That is just my guess. I don't have any average daily traffic (ADT) for 10th Street. But going through that mental calculation of 100 cars per day, I agree with Mr. Heuett that the majority of the cars would access the site via Highland Avenue. Granted there will be some traffic on 10th and 8th. But it really depends on where the traffic is generated from. I am sure the chiropractor pulls patients from the Idaho side. Basically we are looking at an impact of an additional 100 trips per day. But all of this would be left up to the engineer doing the traffic impact analysis. If this zone change is approved Mr. Heuett will be required to provide a traffic impact analysis for his development. I will hire a third party consultant to review that analysis to make sure nothing was missed and that it is in the best interest of the community and not the developer. A good example is the traffic impact studies done for Walmart and Costco were not verified by a third party consultant and those studies were not done with the best interest of the community in mind. So that is important to me that what ever we put in or is developed, the traffic study gets a third party review. That way we make sure there is no adverse impacts to the current traffic and that if the LOS is reduced, the developer pays for and makes the improvements the bring up the LOS to a LOS C or better.

Commissioner Filler asked who bears the cost of the traffic impact analysis? PWD Poole replied the developer pays for the initial traffic impact analysis, but the city pays for the third party review.

Commissioner Filler asked about the additional 100 trips per day. For a ten hour day that is an additional ten cars per hour and an additional car every six minutes. She agrees that the trailer park generated much more traffic than the proposed development. PWD Poole stated that as we go forward with development on the Tri-State medical campus, they will be providing a traffic impact study for each building that is added. They will need to look at impacts to 10th Street, Highland Avenue, as well as internal circulation. We need to pay attention as development occurs to stay ahead of the traffic impacts created by the development. Traffic has definitely increased due to development along the Highland Avenue corridor.

Commissioner Gilbertson asked what is the square footage of the building? Mr. Heuett replied it is 8,000 square feet. Commissioner Gilbertson asked if each business, chiropractic and wellness/supplement center would take up half of the building. Mr. Heuett replied that

approximately 2/3 of the floor space would be chiropractic clinic and the other 1/3 would be the retail part.

Commissioner Gilbert asked if there were two doctors. Mr. Heuett replied there is two doctors.

Commissioner Gilbert asked how many treatment areas there were. Mr. Heuett replied that there is the front reception, the x-ray room, two doctor's personal office, and two treatment rooms with three changing rooms connected to each treatment room.

Commissioner Gilbert asked if the wellness portion of the building, the remaining 1/3 of the floor space, is that all sales area or is the a conference room? Mr. Heuett replied there is a small break room and two small offices in that remaining 1/3 area. Mr. Gilbertson asked if they do an entrance off of Highland and they lose some parking spaces, could they reduce the size of the building? Mr. Heuett replied that this is the size of the building that their client requires for their practice.

PWD Poole stated that one of the first things they do in a plan review is check for parking requirements based upon use. The parking for a chiropractic clinic is one space per 200 square foot of area. Retail is one space per 400 square feet of area. When they bring their plan in those areas of use will be measured and the parking required will be calculated from those areas.

Chairman McCroskey asked if there were any additional questions for Mr. Heuett or PWD Poole. Hearing none she asked if there was a motion? Commissioner Filler moved to approve the zone change, seconded by Flerchinger. Approved 3-2. Gilbertson and Rowland voting nay.

Chairman McCroskey thanked the people for attending the hearing and that the next steps would be the consideration of the Findings of Fact and Conclusion of Law for the zone change to send on to the city council.

REGULAR BUSINESS: None

WORK SESSION: None

UNFINISHED BUSINESS: None

COMMUNICATIONS:

- A. **From Public:** None
- B. **Written:** None
- C. **From Planning Commission:** None
- D. **Staff Reports:** PWD Poole informed the commission they will be receiving a complete, clean copy of the draft comprehensive plan before the next meeting.
- E. **Next meeting April 1, 2019.**

ADJOURNMENT:

Motion to adjourn by Commissioner Gilbertson , seconded by Commissioner Filler

Vote to adjourn 5-0, meeting adjourned at 7:52 p.m.


Margo McCroskey, Chairman