



# City of Clarkston

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## PLANNING COMMISSION

### AGENDA

February 18, 2014

CITY HALL

829 5<sup>TH</sup> STREET

**CALL TO ORDER:           6:00 P.M.**

**ROLL CALL:**

**APPROVAL OF MINUTES:**

**February 3, 2014**

**REGULAR BUSINESS:**

- A.    **Discussion of possible updates to Zoning Matrix**
- B.    **Zoning regulations related to Recreational Marijuana Businesses**

**UNFINISHED BUSINESS:**

**COMMUNICATIONS:**

- A.    From Public
- B.    Written
- C.    From Planning Commission
- D.    Staff Reports

**ADJOURN:**



**CITY OF CLARKSTON  
PLANNING COMMISSION MINUTES  
Feb 3, 2014**

**CALL TO ORDER:** 6:00 P.M., Clarkston City Hall, John Murray

**ROLL CALL:** Bob Gilbertson, John Murray (Chair) Margo McCroskey  
Excused: Jim Merrill, Larry Moser  
Staff: Jim Martin

**APPROVAL OF MINUTES:**

Minutes of the January 20, 2014 meeting were approved on a motion by GILBERTSON/MURRAY. Motion carried.

**REGULAR BUSINESS:**

**A. Discussion of updates to Zoning Matrix**

Martin explained the changes were on the new matrix supplied prior to the meeting but it was discovered that the copies were not in color so he offered to prepare new copies for review. He then discussed how marijuana production and processing was added under the retail line of the matrix. Murray summarized what had occurred previously with the matrix and how some uses were missed and others needed to be omitted. The submittal from the Port Manager was then discussed. It was determined that there were many items that were pertinent, such as changes in lighting criteria and the need for the ability to infill existing properties. Design criteria standards were discussed at length with it being pointed out, that such standards could increase workload and development expense. It was also mentioned by McCroskey that current landscaping requirements could be considered design criteria and that we should not completely disregard the possible need in the future. Gilbertson is against considering design criteria. It was decided to continue discussion of lighting, infill and other aspect of the process as we move on. Murray stressed the importance of a public hearing. Martin then went through the public hearing process. Murray brought up the past discussion about density and infill. Martin explained how the matrix currently works relating to the total number of units allowed on a property. At present, R-2 MDR allows a maximum of four units under one roof, while R-1 LDR allows a maximum of 2 units under one roof even though there may be acres of property. It was determined that public input would be very important when changing how a neighborhood may change based on the changes made in the matrix. Some discussion about single family cottage style home layout was conducted and the possible problems that may arise with improper sales of properties and how they were restricted in the past. Some discussion of building height arose during talk about numbers of units and density relating to apartments. The maximum height by code was discussed and Martin pointed out that a single family home could be permitted at the same height as an apartment building, so the height should not come into play.

Martin was given homework to provide some ideas as to where infill could take place and provide a new color matrix for review.

**B. Zoning Regulations related to Recreational Marijuana Businesses**

Murray summarized our previous discussion about retail marijuana and how we had identified it as being "commercial". It should be located in our commercial zones as allowed by the State. He once again introduced the map that indicates possible approved areas for marijuana development. There is an area in the vicinity of 6<sup>th</sup> and Diagonal and 13<sup>th</sup> and Highland. Martin explained that the State has established the same restrictions for production and processing as retail sales. Discussion continued about whether production would be considered farming or industrial if the production were indoors. Farming is restricted throughout the City. Nurseries are allowed but a definition may be needed possibly specifically excluding marijuana growth. It was determined that further investigation was needed as to how other jurisdictions may have defined production and processing and where they are allowed in other areas. More homework for staff to review.

The Commission decided that they were satisfied with the location of the marijuana retail sales but the discussion will continue for production and processing following the results of further review.

Zone boundaries were then discussed and it was determined that the addition of language to the boundary definition would be workable if identified that when a zone boundary split a property where a property line didn't exist, each zone would be applicable for each side of the boundary as designated by the zoning map.

**COMMUNICATIONS:**

**Staff:** Martin asked for a show of hands from those members that wanted to remain on the Commission. All three indicated continuing to participate.

**ADJOURNMENT:**

Meeting adjourned at 6:55 p.m.

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John Murray, Chair

Feb. 5, 2014

## Zoning Density Discussion...

Clarkston Municipal Code has the following requirements in place establishing the density of different residential zones. A minimum lot size is 5,000 s.f. for a dwelling. R-1 (Low Density Residential) will allow additional units at a rate of an additional 3,500 s.f. per dwelling unit to a maximum of two units under one roof. (duplex) R-2 (Medium Density Residential) will allow additional units at a rate of an additional 2,500 s.f. per dwelling unit to a maximum of four units under one roof. (4-plex)

At present, this language makes no concession for the overall property size. For Example, if a property was ten acres in an R-2 zone, the maximum of four units would still apply. This restricts the possibility of infill and possible tax base for the City.

For perspective, the following are some examples of property size relating to the allowable units under current language...

Example: (R-2 Medium Density Residential)

2 units = 7,500 s.f. lot  
3 units = 10,000 s.f. lot  
4 units = 12,500 s.f. lot

R-3 (LDR) 2 units = 8,500 s.f.

A review of aerial photography of our city indicates few possible areas where infill could occur if the density regulations were to change. Keep in mind that there may come a time when a developer may consider the removal of a section of housing just for the installation of an apartment complex. One other thing to consider is the lack of decent rental properties in Clarkston. This may be an opportunity to improve our rental market.

Keep in mind that open areas will be provided by required yard areas, access roadways, parking areas, etc. (an example provided)

It would be possible to remove the maximum number of units but still establish criteria where clusters of duplex, tri-plex or 4-plex be required in each layout. Another thought on "cottages" would be to require a binding site plan that would allow us the review opportunity to insure proper setbacks to property lines and each building on a property. This could help eliminate possible not compliant sales of properties.

Possible units relating to property size...

R-2 example:

2 acres = 33 units  
1 acre = 16 units  
½ acre = 6 units

R-1 example:

2 acres = 24 units  
1 acre = 12 units  
½ acre = 5 units

■ = REQUIRED OPEN AREA

■ = ANTICIPATED OPEN AREA (PARKING, ETC.)

PROP. LINE ↙

250'

15' SETBACK ↘

1' SETBACK ↘

10' SETBACK ↘

BLDG AREA

45'

30' R →

390'

50' ← R/W →

30'

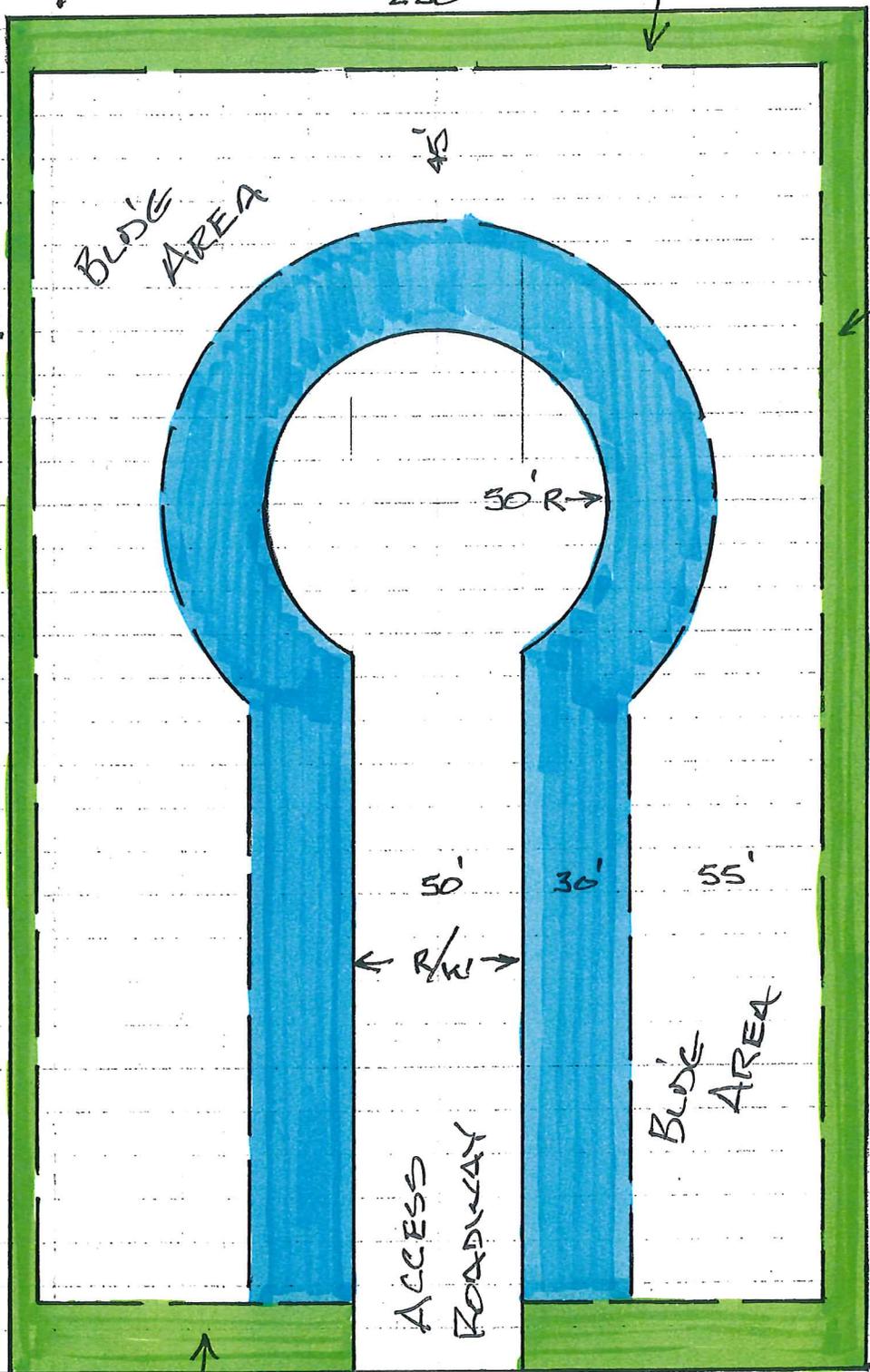
55'

BLDG AREA

ACCESS ROADWAY

20' SETBACK ↗

STREET



**EXCLUSIONARY ZONING**

17.03.030

	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>S-C</b>	<b>D-C</b>	<b>M-C</b>	<b>P-C</b>	<b>H-I</b>	<b>Parking</b>
<b>Aircraft Hanger</b>	N	N	N	N	N	N	Y	Y	Q
<b>Adult Concession</b>									
<b>Adult Family Home</b>	Y	Y	Y	N	N	Y	N	N	D
Apartment houses	N	Y	Y	N	N	Y	Y	N	B
<b>Arcade</b>	N	N	N	Y	Y	N	N	N	Q
Asphalt plant	N	N	N	N	N	N	N	Y	O
Automobile body repair shop	N	N	N	Y	N	N	Y	N	M
Automobile rental	N	N	N	Y	N	N	Y	N	M
Automobile sales or service	N	N	N	Y	N	N	Y	N	M
Automobile storage	N	N	N	Y	N	N	Y	Y	O
Bakery	N	N	N	Y	Y	N	Y	N	N
Bank/financial institution	N	N	N	Y	Y	N	N	N	L
Bar, tavern or cocktail lounge	N	N	N	Y	Y	N	Y	N	P
Beauty, barbershop	N	N	N	Y	Y	Y	N	N	K
Bed and breakfast inn	CU	CU	Y	Y	Y	Y	N	N	C
Billboard	N	N	N	N	N	N	N	N	
Boat building or repair	N	N	N	Y	N	N	Y	Y	N
Boat/mobile home sales/service	N	N	N	Y	N	N	Y	N	M
Boat Moorage Commercial	N	N	N	Y	N	N	Y	Y	L
Bottling plant	N	N	N	N	N	N	N	Y	O
Bowling alley/entertainment	N	N	N	Y	Y	N	Y	N	I
<b>Brewery/Distillery/Winery</b>	N	N	N	Y	Y	N	Y	Y	Q
Building supply outlet	N	N	N	Y	Y	N	Y	Y	L
Business or professional office	N	N	CU	Y	Y	Y	Y*	N	K
Cabinet/furniture shop	N	N	N	Y	N	N	Y	Y	N
Car wash	N	N	N	Y	N	N	N	N	Q
Cement/clay products mfg	N	N	N	N	N	N	N	Y	O
Cemetery	Y	Y	Y	Y	Y	Y	N	N	Q
Chemical storage and mfg	N	N	N	N	N	N	N	Y	O
Child day care center	CU	CU	CU	CU	CU	CU	N	N	H
Church	Y	Y	Y	Y	Y	Y	N	N	E
Concrete batch plant	N	N	N	N	N	N	N	Y	N
<b>Congregate housing</b>									
Contractors' storage yard	N	N	N	N	N	N	Y	Y	L





	R-1	R-2	R-3	S-C	D-C	M-C	P-C	H-I	Parking
Recycling collection point	Y	Y	Y	Y	Y	Y	Y	Y	Q
Recycling plant	N	N	N	N	N	N	N	Y	O
Rendering plant	N	N	N	N	N	N	N	N	
Research laboratory	N	N	N	Y	N	Y	Y	Y	L
Restaurant	N	N	N	Y	Y	N	Y	N	P
Restaurant, Drive-in	N	N	N	Y	N	N	N	N	P***
Retail store	N	N	N	Y	Y	N	Y	N	M
Sanitary landfill	N	N	N	N	N	N	N	N	Q
Sales / Occasional	N	N	N	Y	Y	N	Y	N	K
Schools (College)	N	N	N	Y	N	Y	N	N	H
Schools (K-12)	Y	Y	Y	Y	N	N	N	N	H
Second-floor apartment (all zones)	Y	Y	Y	Y	Y	Y	Y	N	B
Service Station	N	N	N	Y	N	N	Y	N	L
Sign shop	N	N	N	Y	Y	N	Y	N	N
Single-family dwelling	Y	Y	Y	N	N	Y	N	N	A
Storage rental unit	N	N	N	Y	N	N	Y	N	Q
Terminal yard, trucking	N	N	N	N	N	N	Y	Y	Q
Tire shop	N	N	N	Y	N	N	Y	Y	M
Theater, Drive-in	N	N	N	Y	N	N	Y	N	Q
Theater / Interior	N	N	N	Y	Y	N	N	N	E
Transportation facilities	N	N	N	N	N	N	Y	Y	Q
Truck and tractor repair	N	N	N	N	N	N	Y	Y	M
Upholstery shop	N	N	N	Y	Y	N	Y	Y	N
Veterinary clinic	N	N	N	Y	N	N	Y	Y	M
Warehouse	N	N	N	Y	N	N	Y	Y	O
Wholesale distributing facility	N	N	N	Y	N	N	Y	Y	O
Wireless Telecommunication facility	Y*	CU							
Wood processing plant	N	N	N	N	N	N	Y	Y	O
Wrecking yard	N	N	N	N	N	N	N	N	

\*As regulated by State Law

\*\* Maximum of four (4) attached units (four-plex).

\*\*\* In addition to the parking requirement, eight stacking spaces for the drive up window, with a minimum of four such spaces designated for the ordering station. Such spaces shall be designed so as not to impede pedestrian or vehicular Circulation on the site or on any abutting streets.

**Note: Review density standards for possible infill of existing properties such as apartments.**

DO NOT USE. 3/00

## REQUIREMENTS

	R-1	R-2	R-3	S-C	D-C	M-C	H-I & P-C
Minimum Lot Size	5,000 s.f.	5,000 s.f.	5,000 s.f.	5,000 s.f.	NA	5,000s.f.	NA
Area required for additional dwelling units	3,500 s.f. <sup>1</sup>	2,500 s.f. <sup>2</sup>	1,500 s.f.	NA	NA	NA	NA
Minimum lot width	50	50	50	50	NA	NA	NA
Minimum lot depth	100	100	100	100	NA	NA	NA
<b>Primary building:</b>							
Front yard setback	25	20	20	15	0	20	0
Rear yard setback	15	15	15	15	0	15	0
Side yard setback	7 or 10 <sup>5</sup>	7 or 10 <sup>5</sup>	7 or 10 <sup>5</sup>	5	0	5	0
Side yard setback, corner lot, street side	15	15	15	0	0	0	0
<b>Auxiliary building: (less than 120 s.f.)</b>							
Front yard setback	25	20	20	15	0	20	0
Rear yard setback	3	3	3	0 or 15 <sup>3</sup>	0	0 or 15 <sup>3</sup>	0
Side yard setback	3	3	3	0 or 15 <sup>3</sup>	0	0 or 15 <sup>3</sup>	0
<b>Auxiliary building: (more than 120 s.f.)</b>							
Front yard setback	25	20	20	15	0	20	0
Rear yard setback	3 or 10 <sup>4</sup>	3 or 10 <sup>4</sup>	3 or 10 <sup>4</sup>	0 or 15 <sup>3</sup>	0	0 or 15 <sup>3</sup>	0
Side yard setback	5	5	5	0 or 15 <sup>3</sup>	0	0 or 15 <sup>3</sup>	0
Maximum lot coverage by structures	40%	45%	50%	60%	100%	60%	100%
Building height limit	35	35	35	35	35	35	35

To a maximum of 2 units contained within a single structure (Duplex), and one structure per lot.

<sup>2</sup> To a maximum of four (4) units contained within a single structure, and one structure per lot.

<sup>3</sup> The larger setback is required where the yard adjoins a residential property.

<sup>4</sup> The larger setback is required where no alley adjoins the rear lot. The larger setback also applies to garages on alleys where the vehicular access to the garage is perpendicular to the alley or at an angle between 45 and 90 degrees to the alley, to allow for safe visibility.

<sup>5</sup> Seven foot setback required on each side if alley access, 7 on one side & 10 on the other if no alley access.

**NOTE:** The maximum eave overhang or other building projection allowed is four inches for every twelve inches of required setback. The required setback is measured from the property line to the outside of the foundation wall.