City of Clarkston

City Hall: (509) 758-5541 • Police: (509) 758-1684 • Fire: (509) 758-8681 • Fax: (509) 758-1670

829 5th Street • Clarkston, WA 99403

PLANNING COMMISSION
AGENDA
March 3, 2014
CITY HALL
829 5TH STREET

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

ROLL CALL:

APPROVAL OF MINUTES:
February 18, 2014

REGULAR BUSINESS:

A. **Discussion of proposed updates to Zoning Matrix, including Marijuana Regulations**

UNFINISHED BUSINESS:

COMMUNICATIONS:

A. From Public

B. Written

C. From Planning Commission

D. Staff Reports

ADJOURN:

TREE CITY USA.

CITY OF CLARKSTON
PLANNING COMMISSION MINUTES
Feb 18, 2014

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

ROLL CALL: Bob Gilbertson, John Murray (Chair), Margo McCroskey, Jim Merrill; Moser excused
Staff: Jim Martin, Vickie Storey

APPROVAL OF MINUTES:

Minutes of the February 3, 2014 meeting were approved on a motion by GILBERTSON/MCCROSKEY. Motion carried.

REGULAR BUSINESS:

A. Discussion of updates to Zoning Matrix

PWD Martin said that the commission seems to be in agreement with the matrix as presented. The discussion now is centered on density. Martin presented an example of a property that is about 2 ½ acres. He included a drawing to illustrate. Martin also provided a map of Clarkston that shows the properties that might be options for increased density. There are only three areas highlighted on his map. Martin asked the members to think about whether the city should encourage infill.

McCroskey was concerned that allowing more density in certain zones would not improve the city. She said there are many rentals now that are not well maintained and she wasn't sure allowing more would be an enhancement. Murray said the map indicates there are not many properties that would fit a new density definition anyway.

Gilbertson asked if these issues could be addressed by a variance. Martin said a variance is very difficult to obtain. He said it would be best addressed by a Planned Unit Development, which requires 2 ½ acres. That space requirement could be changed.

Murray said he doesn't think density in the R-1 zone is going to be an issue. An option might be to remove the requirement that would require multi-family dwellings be under one roof in an R-2 zone. McCroskey said she wasn't sure that adding infill in the R-2 zone would necessarily promote good neighborhoods. Murray asked if the city is confident in its code enforcement. McCroskey said she is not. She doesn't think there are enough teeth in the enforcement code now. Gilbertson said he thinks the density should be left as is.

Murray said a property owner would have some options, such as requesting a zone change or subdividing.

B. Zoning Regulations related to Recreational Marijuana Businesses

Murray asked if Martin got an answer to whether growing and processing will be allowed at a single location. Martin said the state will be making the determination on whether that will be allowed. Discussion included whether marijuana production would fall under farming and processing would fall under light industrial use. Farming is not currently allowed in any zone. However, the city does allow nurseries, which could be a similar use.

Gilbertson commented that the City does not allow farming currently, so if it was classed as farming, it would not be allowed. Martin said growing would likely be an indoor operation for security reasons.

Processing would probably be classified as light industrial, which is allowed in SC, PC and HI.

MOTION BY MERRILL/MURRAY to classify marijuana production and processing as a Heavy Industrial use. Motion carried.

COMMUNICATIONS:

Staff: PWD Martin said there is a property at 5th & Highland that is in a residential zone. The property has a small block building on it that the owner would like to use for a commercial use. Martin said in the past when the commission looked at impact areas for potential change, this was not an area that they wanted to address. Merrill said maybe they should take another look. He said it is an eyesore now at the entrance to the city. Possibly allowing a commercial use would improve the site. Murray said he thinks the neighborhood might be opposed to a commercial use. Merrill pointed out that there are other commercial uses in the area, such as a chiropractor office and a dentist office. Those properties are well maintained and aesthetically pleasing. Murray suggested those business owners be approached about whether they would prefer to have the zone changed to commercial for their properties.

ADJOURNMENT:

Meeting adjourned at 7:05 p.m.

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John Murray, Chair

City of Clarkston
Public Works Director
829 5th St.
(509) 758-1662
(509) 769-6019fax

Memo

To: Planning Commission

From: James E. Martin, PWD

CC:

Date: Feb. 25, 2014

Re: March 3rd, 2014 Meeting

Following a review of the minutes to the last meeting, there was not an action to validate the overall matrix as a whole. I've also received notice that we have some folks that want to present their side of the marijuana issue.

In order to move forward, it is important that the Commission do an overall approval of the matrix before the hearing can take place.

March 3, 2014 at 6 PM is scheduled for the next meeting. Hope you can all attend.

Thanks,

Jim