



City of Clarkston

City Hall: (509) 758-5541 • Police: (509) 758-1680 • Fire: (509) 758-8681 • Fax: (509) 769-6018

829 5th Street • Clarkston, WA 99403 • www.clarkston-wa.com

PLANNING COMMISSION

AGENDA

Monday, July 7, 2014

CITY HALL

829 5TH STREET

CALL TO ORDER: 6:00 P.M.

ROLL CALL:

APPROVAL OF MINUTES:

June 16 2014

REGULAR BUSINESS:

- A. **Adopt Findings of Fact and Decision for Proposed Zoning Text Changes**

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
June 16, 2014**

CALL TO ORDER: 6:00 P.M., Clarkston City Hall, Chair Murray
ROLL CALL: Bob Gilbertson, Jim Merrill
John Murray
Staff: Jim Martin

APPROVAL OF MINUTES:

Minutes of the June 2, 2014 meeting were approved 3 to 0 on a motion by MURRAY/GILBERTSON with the following changes. Last paragraph, first page "It was then decided by a 4 to 0 vote to conduct the required public hearing on the new matrix on June 16, 2014 at 6:00 PM." It also mentions in two locations where the changed Service Commercial zones were not identified very well and the two locations should be identified as those Service Commercial zones lying south of Maple Street. Voting record should be identified in the paragraph describing the RV Hardship Variance, where approval of the language passed with a three to one vote. Motion carried.

PUBLIC HEARING:

Public Hearing on Proposed Changes to the Zoning Code, Establishing a New Zone called Neighborhood Commercial (NC) and Adding NC to the Zoning Matrix, Also Changes to the Hardship Exception for Recreational Vehicles.

Opening the public hearing, Chairman Murray summarized what had occurred throughout the process of the matrix update and orally presented a summary provided by staff that listed the additions, omissions, new definitions including that for the new zone Neighborhood Commercial and all the allowable uses for that new zone. Public testimony was then invited. Alice White requested an explanation of what the zone designations meant on the hand out. Murray clarified. Ivan Olson of 1106 Fair Street requested confirmation that marijuana sales could only occur in the 1000 block of Bridge Street and the 700 blocks of 5th and 6th Streets. He has identified only a couple buildings that could be used and wanted to know who the owners of those buildings were. It was pointed out that ownership could be checked at the Assessor's office at the County. Melisa Welter representing "EPIC" thanked the Commission for all of the hard work done on the update of the matrix and requested the Planning Commission recommend a ban on retail, production and processing to the Council and let them make the decision on marijuana. Murray explained that a ban was not part of the action that was in front of them at this time but her testimony would be going to the City Council. PWD Martin gave testimony that he had been approached by a business owner in the vicinity of 5th and Highland that supported the newly proposed Neighborhood Commercial as it may prove beneficial to them in the future. Hearing was closed at 6:20 PM.

PWD Martin explained how the process proceeds.

REGULAR BUSINESS: No business...

UNFINISHED BUSINESS: No business...

COMMUNICATIONS:

- A. From Public, Alice White questioned whether the hardship for RV's would still apply to construction and was included in the proposed changes. It had been very helpful to them in their construction project. She also pointed out the shortage of good rentals and landlords in our area.
- B. Written, N/A
- C. From Planning Commission, N/A
- D. Staff Reports, PWD Martin explained that the process of the matrix update will be moving forward and the next meeting was planned for the 21st of July to review the finding of fact.

ADJOURNMENT:

Meeting adjourned at 6:40 p.m. MURRAY / MERRILL with 3-0 vote to approve.

**BEFORE THE PLANNING COMMISSION
OF THE CITY OF CLARKSTON**

RE:)
Zoning Matrix Update with a new Zone Designation, implementation of I-502, uses and added definitions and updating RV Hardship Variance language.

City of Clarkston) FINDINGS OF FACT
829 5th St.) CONCLUSIONS OF LAW
) AND DECISION
)

This matter having come before the Planning Commission of the City of Clarkston, Washington on April 21, 2014, and again June 16th, 2014 for public hearings pursuant to public notice as required by law, on a need for an update of the Zoning Matrix including a new zone designation (Neighborhood Commercial Zone) additions and omissions of property uses including implementation of I-502 (recreational marijuana sales, production and processing) and added or updated definitions and language revisions, and the Commission having heard the staff reports and recommendation of other interested parties who appeared and being fully advised in the matter, issues the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

1. The Clarkston City Code section 17.09.010 establishes the authorization to initiate amendments to the Zoning Code.
2. The City set public hearings before the Planning Commission for April 21, and June 16th, 2014 and provided notice to the public as required by law.
3. The Planning Commission held public hearings on April 21, and June 16th, 2014 and took testimony from the city staff and the public.
4. As a result of the testimony, the Planning Commission has determined that the proposed changes as presented are beneficial to the operation of the City, its' obligation to the citizens and assists the City in implementing its' Zoning Code.
5. a) The proposed matrix, definition and language changes are consistent with the Comprehensive Plan.

b) The changes would provide needed updates applicable to current land uses in the City.

CONCLUSIONS OF LAW

1. The proposed matrix, definition and language changes do follow the anticipated evolution of the comprehensive plan and allows for improved implementation of the zoning code.

Based on the foregoing Conclusions of Law, the Planning Commission hereby enters the following...

DECISION

1. The updates for the zoning matrix, added zone designation, implementation of I-502, property uses, definitions, and language changes of the Zoning Code is approved and a recommendation supporting said changes will be made to the City Council for final action.

DATED this 7th day of July, 2014.

PLANNING COMMISSION
OF THE CITY OF CLARKSTON

By: _____
John Murray, Chair

ATTEST: _____
Vickie Storey, City Clerk