



# 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](http://www.clarkston-wa.com)

## PLANNING COMMISSION

### AGENDA

Monday, December 7, 2015

CITY HALL

829 5<sup>TH</sup> STREET

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

**ROLL CALL:**

**APPROVAL OF MINUTES:**

**November 16, 2015**

**PUBLIC HEARING:**

**Public Hearing on Proposed Zoning Matrix Amendment re: Medical/Recreational Marijuana**

**REGULAR BUSINESS:**

**A.     Discussion, Zoning for Recreational/Medical Marijuana**

**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  
November 16, 2015**

**CALL TO ORDER:** 6:00 P.M., Clarkston City Hall, Chair Murray  
**ROLL CALL:** Jim Merrill, John Murray, McCroskey; Gilbertson excused  
Staff: Vickie Storey, Jim Martin

**APPROVAL OF MINUTES:**

MOTION BY MCCROSKEY/MERRILL to approve the minutes of the August 25, 2015 meeting. Motion carried.

**REGULAR BUSINESS:**

**A. Discussion, Beekeeping**

PWD Martin said the City has been approached by Janet Marugg who was inquiring about the possibility of allowing beekeeping in the City. The Community Garden is interested in holding classes on the subject. The City Council has asked the Planning Commission to discuss and hold a public hearing on the issue. Martin said his research has shown there are several aspects that the City would need to consider if they chose to move forward. Martin also said

Janet Marugg, 2611 Sunset Court, spoke on behalf of the Community Garden. Marugg said lots of communities allow beekeeping in urban areas. The Community Garden wants to sponsor a course in beekeeping to educate those who are interested in becoming beekeepers. This would teach beekeepers how to properly manage their bees. She said education would help address concerns that people have. The Community Garden would have no more than two hives at the garden. Murray asked if the intent of the training is to promote beekeeping in the City. Marugg said they expect participants from many surrounding areas. Marugg said Lewiston businesses sell hives now and people probably aren't aware that there is an ordinance prohibiting it. She said the only time bees get aggressive is when the hive is overcrowded and they swarm. Marugg said this is an important climate for beekeeping with our mild weather and the variety of plants gives them forage. Marugg provided some information on beekeeping and the class that is planned. Marugg said the Community Garden is located at Walla Walla Community College. The Community Garden has obtained permission from WWCC and the two daycare facilities nearby. Murray asked if she is proposing that the City change their ordinance to allow beekeeping. Marugg said she is; that bees are an important part of food production.

Murray read the current City Code on keeping of animals in the City. Murray said he would propose more changes to the code than just that dealing with beekeeping.

McCroskey said she thinks it would be a good idea to review some other city's ordinances. She said her family kept bees at one time. She said honeybees mostly mind their own business unless they are threatened. She is very much in favor of having bees in the city limits.

Murray said the City code limits many types of animals that are not a nuisance, such as chickens. He suggested the commission form a committee to review changes to Chapter 10.56 and Chapter 6 of the Clarkston Municipal Code.

Merrill said he would like to hear from Martin.

Martin said he has found this is like many other land use issues. Other cities have many requirements, such as re-queening at certain times. He thought enforcement could be an issue. Murray asked why the code enforcement officer couldn't issue a citation for violations.

Merrill said he would expect that beekeepers would take care of the hives.

Murray asked the Commission if they want to just focus on bees right now. The Commission consensus was to focus on bees for now and maybe other animals at a later date.

Murray suggested the next meeting include a discussion on beekeeping. Marugg said she would bring some people who are knowledgeable in beekeeping.

**B. Discussion, Zoning for Recreational and Medical Marijuana**

Martin passed out a packet of information including minutes and other documents from earlier action on recreational marijuana. July 7, 2014 the Planning Commission recommended zoning for recreational marijuana. When the City Council banned recreational marijuana, the amendment that established zoning was repealed.

Martin said advice from Jim Dougherty of Municipal Research is to move forward with a zoning recommendation for both recreational and medical marijuana. Martin said the Planning Commission did a lot of work on the subject when they considered it previously. If they have not changed their position, it could be moved forward with the hearing process. Martin said the new proposed matrix would be basically the same as it was before but the process will take time.

**UNFINISHED BUSINESS:**

**COMMUNICATIONS:**

- A. From Public, N/A
- B. Written, N/A
- C. From Planning Commission –
- D. Staff Reports.-**

A meeting was scheduled for November 30 for additional information with a public hearing scheduled for December 7.

**ADJOURNMENT:**

Meeting adjourned at 6:44 p.m.

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John Murray, Chair

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

# Memo

*To: Planning Commission*  
*From: James E. Martin, PWD*  
*CC:*  
*Date: Dec. 1, 2015*  
*Re: Matrix Public Hearing*

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Attached is the updated zoning matrix for the public hearing on the 7<sup>th</sup> of December at 6 pm. This matrix matches our previous matrix other than the addition of “Medical Marijuana” uses that have been added to the retail aspect of our matrix as adopted. Please note, the only changes involved a simple definition of medical marijuana and adding the medical language to the retail marijuana listing.

Given the extensive review of retail marijuana, it would make sense to simply add to the existing listing thereby addressing medical marijuana as part of our official zoning action. This would allow us to move forward in an educated manner when medical marijuana is considered for processing, production and retail sales.

Following the hearing, it would be important to follow our standard procedural steps and schedule a Planning Commission meeting for the 21<sup>st</sup> of December to adopt the finding of fact. Those findings would then proceed to City Council for consideration on Dec. 28, 2015 where they would vote and possibly direct us to create the new ordinance adopting the matrix after two readings. That could put us at Jan. 25, 2016 for second reading and adoption.

Jim



ORDINANCE NO. xxxx

AN ORDINANCE AMENDING CERTAIN SECTIONS OF CLARKSTON MUNICIPAL CODE CHAPTER 17, WHICH ESTABLISHES ZONING REGULATIONS FOR THE CITY OF CLARKSTON

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CLARKSTON, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1.0

Clarkston Municipal Code Chapter 17 is hereby amended as follows:

17.01.040 Definitions.

The following definitions are hereby added:

“Marijuana Retail / Medical Processing” means processing, packaging and labeling of marijuana / marijuana infused products for sale at wholesale to marijuana retailers.

“Marijuana Retail / Medical Production” means the production of marijuana for sale at wholesale to marijuana processors.

“Marijuana Retail / Medical Sales” means a location where licensed marijuana retailers sell only usable marijuana, marijuana infused products, and marijuana paraphernalia to persons twenty-one years of age and older

“Medical Marijuana” means that marijuana used for medical purposes as determined by the State of Washington.

17.10.030 Land use requirements.

EXCLUSIONARY ZONING

17.10.030

	R -1	R-2	R-3	S-C	NC	D-C	M-C	P-C	H-I	Parking
Aircraft Hanger	N	N	N	N	N	N	N	Y	Y	Q
Adult Family Home	Y	Y	Y	N	N	N	Y	N	N	D
Apartment houses	N	Y**	Y	N	N	N	Y	Y	N	B
Arcade	N	N	N	Y	Y	Y	N	N	N	Q
Asphalt plant	N	N	N	N	N	N	N	N	Y	O
Automobile body repair shop	N	N	N	Y	N	N	N	Y	N	M
Automobile rental	N	N	N	Y	N	N	N	Y	N	M
Automobile sales or service	N	N	N	Y	N	N	N	Y	N	M
Automobile storage	N	N	N	Y	N	N	N	Y	Y	O
Bakery	N	N	N	Y	Y	Y	N	Y	N	N
Bank/financial institution	N	N	N	Y	Y	Y	N	N	N	L
Bar, tavern or cocktail lounge	N	N	N	Y	N	Y	N	Y	N	P

	R-1	R-2	R-3	S-C	NC	D-C	M-C	P-C	H-I	Parking
Beauty, barbershop	N	N	N	Y	Y	Y	Y	N	N	K
Bed and breakfast inn	CU	CU	Y	Y	N	Y	Y	N	N	C
Billboard	N	N	N	N	N	N	N	N	N	
Boat building or repair	N	N	N	Y	N	N	N	Y	Y	N
Boat/mobile home sales/service	N	N	N	Y	N	N	N	Y	N	M
Boat Moorage Commercial	N	N	N	Y	N	N	N	Y	Y	L
Bottling plant	N	N	N	N	N	N	N	N	Y	O
Bowling alley	N	N	N	Y	N	Y	N	Y	N	I
Brewery/Distillery/Winery	N	N	N	Y	N	Y	N	Y	Y	Q
Building supply outlet	N	N	N	Y	N	Y	N	Y	Y	L
Business or professional office	N	N	CU	Y	Y	Y	Y	Y*	N	K
Cabinet/furniture shop	N	N	N	Y	N	N	N	Y	Y	N
Car wash	N	N	N	Y	N	N	N	N	N	Q
Cement/clay products mfg	N	N	N	N	N	N	N	N	Y	O
Cemetery	Y	Y	Y	Y	Y	Y	Y	N	N	Q
Chemical storage	N	N	N	N	N	N	N	N	Y	O
Child day care center	CU	CU	CU	CU	CU	CU	CU	N	N	H
Church	Y	Y	Y	Y	Y	Y	Y	N	N	E
Concrete batch plant	N	N	N	N	N	N	N	N	Y	N
Contractors' storage yard	N	N	N	N	N	N	N	Y	Y	L
Convenience store (flr area <2500 sf)	N	N	N	Y	Y	Y	N	Y	N	J
Convenience store (flr area >2500 sf)	N	N	N	Y	N	Y	N	Y	N	J
Dairy products processing	N	N	N	N	N	N	N	Y	Y	N
Dance, music, voice studio	N	N	N	Y	Y	Y	N	Y	N	L
Dormitory	N	Y*	Y	N	N	N	N	N	N	D
Drug store	N	N	N	Y	Y	Y	Y	Y	N	K
Dry cleaning establishment	N	N	N	Y	Y	Y	N	N	N	M
Duplex dwelling	Y	Y	Y	N	N	N	N	N	N	A
Equipment rental/sales yard	N	N	N	Y	N	N	N	Y	Y	L
Espresso / Food Stand	N	N	N	Y	Y	N	Y	Y	N	O
Farming (with livestock)	N	N	N	N	N	N	N	N	N	
Farming (without livestock)	N	N	N	N	N	N	N	N	N	

	R-1	R-2	R-3	S-C	NC	D-C	M-C	P-C	H-I	Parking
Farm or heavy equipment sales/service	N	N	N	Y	N	N	N	Y	Y	L
Funeral home	N	Y	Y	Y	N	N	N	N	N	L
Food processing plant	N	N	N	N	N	N	N	Y	Y	O
Food store (floor area<2,500 sq. ft.)	N	N	N	Y	Y	Y	N	Y	N	M
Food store (floor area>2,500 sq. ft.)	N	N	N	Y	CU	N	N	Y	N	M
Fraternity/sorority house	N	Y*	Y	N	N	N	N	N	N	D
Freight terminal	N	N	N	N	N	N	N	Y	Y	O
Frozen food locker	N	N	N	Y	N	N	N	N	N	M
Fuel yard	N	N	N	N	N	N	N	N	Y	Q
Furniture refinishing	N	N	N	Y	N	N	N	Y	Y	M
Garage, private	Y	Y	Y	Y	N	N	Y	N	N	Q
Garage, repair	N	N	N	Y	N	N	N	Y	Y	N
Gas Station	N	N	N	Y	Y	N	N	Y	Y	L
Gift shop	N	N	N	Y	Y	Y	N	Y	N	L
Grain storage	N	N	N	N	N	N	N	Y	Y	Q
Hazardous waste facility	N	N	N	N	N	N	N	N	Y	O
Health Club Private	N	N	N	Y	Y	Y	N	Y	N	L
Home occupation	Y	Y	Y	N	N	N	N	N	N	Q
Hospital	N	N	N	N	N	N	Y	N	N	D
Hotel	N	N	N	Y	N	Y	Y	Y	N	C
Ice manufacturer-Cold storage plant	N	N	N	N	N	N	N	Y	Y	O
Industrial use, heavy	N	N	N	N	N	N	N	N	Y	O
Industrial use, light	N	N	N	Y	N	N	N	Y	Y	O
Junkyard	N	N	N	N	N	N	N	N	N	
Kennel	N	N	N	N	N	N	N	N	Y	M
Laundry / Commercial / Industrial	N	N	N	Y	N	N	N	Y	N	K
Laundry / Self Serve	N	N	N	Y	Y	Y	N	Y	N	J
Machine shop	N	N	N	Y	N	N	N	Y	Y	N
Manufacturing	N	N	N	N	N	N	N	Y	Y	O
Manufactured house	Y	Y	Y	N	N	N	Y	N	N	A
Manufactured housing park	N	N	Y*	N	N	N	N	N	N	A

	R-1	R-2	R-3	S-C	NC	D-C	M-C	P-C	H-I	Parking
Retail / Medical Marijuana Processing*	N	N	N	N	N	N	N	N	Y	O
Retail / Medical Marijuana Production*	N	N	N	N	N	N	N	N	Y	O
Retail / Medical Marijuana Retail Sales*	N	N	N	Y	N	Y	N	Y	N	K
Marina	N	N	N	N	N	N	N	Y	Y	L
Meat packing plant	N	N	N	N	N	N	N	Y	Y	O
Medically related professional office	N	N	Y*	Y	Y	Y	Y	Y	N	K
Medical, dental, optical laboratory	N	N	N	Y	N	Y	Y	Y	N	K
Mobile home park	N	N	Y*	N	N	N	N	N	N	A
Monument works	N	N	N	Y	N	Y	N	Y	Y	N
Mortuary	N	N	N	Y	N	N	Y	N	N	L
Motel	N	N	N	Y	N	N	N	Y	N	C
Nursery for flowers and plants	N	N	N	Y	Y	N	N	Y	Y	M
Nursing home	Y	Y	Y	N	N	N	Y	N	N	D
Parking lot	N	N	CU	Y	Y	Y	Y	Y	Y	Q
Petroleum storage	N	N	N	N	N	N	N	N	Y	Q
Photo studio	N	N	N	Y	Y	Y	N	Y	N	K
Planned development	Y	Y	Y	Y	Y	Y	Y	N	N	A
Print shop	N	N	N	Y	N	Y	N	Y	N	M
Public utility yard	N	N	N	N	N	N	N	Y	Y	Q
Recreational Facility / Public	CU	CU	CU	CU	N	N	N	CU	N	Q
Recreational vehicle park	N	N	CU	Y	N	N	N	N	N	B
Recycling center	N	N	N	N	N	N	N	N	Y	Q
Recycling collection point	Y	Y	Y	Y	Y	Y	Y	Y	Y	Q
Recycling plant	N	N	N	N	N	N	N	N	Y	O
Rendering plant	N	N	N	N	N	N	N	N	N	
Research laboratory	N	N	N	Y	N	N	Y	Y	Y	L
Restaurant	N	N	N	Y	Y	Y	N	Y	N	P
Restaurant, Drive-in	N	N	N	Y	Y	N	N	N	N	P***
Retail store (flr area <2500 sf)	N	N	N	Y	Y	Y	N	Y	N	M
Retail store (flr area >2500 sf)	N	N	N	Y	N	Y	N	Y	N	M
Sanitary landfill	N	N	N	N	N	N	N	N	N	Q
Sales / Occasional	N	N	N	Y	Y	Y	N	Y	N	K

	R-1	R-2	R-3	S-C	NC	D-C	M-C	P-C	H-I	Parking
Schools (College)	N	N	N	Y	N	N	Y	N	N	H
Schools (K-12)	Y	Y	Y	Y	N	N	N	N	N	H
Second-floor apartment	Y	Y	Y	Y	Y	Y	Y	Y	N	B
Service Station	N	N	N	Y	N	N	N	Y	N	L
Sign shop	N	N	N	Y	N	Y	N	Y	N	N
Single-family dwelling	Y	Y	Y	N	N	N	Y	N	N	A
Storage rental unit	N	N	N	Y	N	N	N	Y	N	Q
Terminal yard, trucking	N	N	N	N	N	N	N	Y	Y	Q
Tire shop	N	N	N	Y	N	N	N	Y	Y	M
Theater / Interior	N	N	N	Y	N	Y	N	N	N	E
Truck and tractor repair	N	N	N	N	N	N	N	Y	Y	M
Upholstery shop	N	N	N	Y	N	Y	N	Y	Y	N
Veterinary clinic	N	N	N	Y	N	N	N	Y	Y	M
Warehouse	N	N	N	Y	N	N	N	Y	Y	O
Wholesale distributing facility	N	N	N	Y	N	N	N	Y	Y	O
Wireless Telecommunication facility	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	CU
Wood processing plant	N	N	N	N	N	N	N	Y	Y	O
Wrecking yard	N	N	N	N	N	N	N	N	N	

\*Review special **State** requirements.

\*\* 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.

## SECTION 2.0

This ordinance shall be in full force and effect upon the signing hereof by the Mayor, authentication by the City Clerk and publication as required by law.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
, Mayor

Authenticated:

\_\_\_\_\_  
Vickie Storey, City Clerk