



City of Clarkston

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

PLANNING COMMISSION
AGENDA
Monday, July 18, 2016
CITY HALL
829 5TH STREET

CALL TO ORDER: 5:30 P.M.

ROLL CALL:

**APPROVAL OF MINUTES:
June 16, 2016**

REGULAR BUSINESS:

**UNFINISHED BUSINESS:
Food Vending Units – Discussion and Review of Proposed Ordinance**

COMMUNICATIONS:

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

ADJOURN:



TREE CITY USA.

CITY OF CLARKSTON
PLANNING COMMISSION MINUTES
June 6, 2016

CALL TO ORDER: 7:00 P.M., Clarkston City Hall, Chair McCroskey
ROLL: McCroskey, Merrill, Gilbertson, Owen

PUBLIC HEARING:

Public Hearing on Shorelines Master Plan

Chair McCroskey opened the Public Hearing at 7:02 p.m...

Don Brigham, consultant on the update project, gave a brief overview of the Master Plan update and introduced Karst Riggers, Asotin County planner, Ben Floyd of Anchor QEA and Jaime Short, shoreline planner for Department of Ecology.

Ben Floyd gave a background on why shoreline master plans were developed. State guidelines were updated in 2003 and Asotin County was required to update their plan by 2016. Clarkston joined a coalition which consists of Asotin County, Garfield County, Columbia County, Town of Starbuck and Clarkston. This allows for more consistent standards along the Snake River and provides some efficiency. But the plan has been tailored to fit each entity's needs. The plan should balance environmental protection, public access and water oriented uses. Clarkston's plan needs to provide for single family residential since there is a small sliver of residential area within our boundaries. As the plan is implemented the entities have to maintain the conditions as they were in 2014 when the study was done or mitigate the impacts of development.

Floyd discussed the process that has been followed in developing the program. Once the program is approved at the local level, it will go to the state for review and approval.

Floyd said the shoreline jurisdiction is the area mainly within 200 feet of the shoreline. The plan includes goals, polices, regulations, designations for land and uses. Frequently flooded areas and critical areas are addressed. He said there was an advisory committee that he worked with and other state agencies were included. Protection of riparian areas is addressed. Private docks and boat launches were addressed. Vegetation management provisions are included.

The majority of Clarkston's shoreline is considered high intensity. Part is industrial or commercial in the Port area and the rest is recreational. He said there is a very small area of residential that falls within the shoreline zone, but the property owners will probably not even be aware and will not be impacted.

Vegetation management regulations are included. It addresses how vegetation can be removed, including trees.

Public access areas are identified.

Floyd said the next step is for the planning commission to recommend approval to the city council. Then it will go to the state for comments and approval. Once that is done, the program will be in effect.

Commissioner Owen asked about the change from Conservancy to Recreational in the area south of the Interstate Bridge. He said conservancy is more for open space. Since this area is already somewhat developed with the trail and the park area, it made sense to change it to recreational.

There were no comments from the public.

Chair McCroskey closed the public hearing at 7:32 p.m.

MOTION BY MERRILL/ OWEN to close the hearing and make a recommendation to the city council to approve the updated Shoreline Master Plan. Gilbertson said he attended one of the work sessions and was impressed with the amount of thought and effort that has gone into this document. Motion carried.

APPROVAL OF MINUTES:

Minutes of the May 2, 2016 meeting were approved on a motion by GILBERTSON/MERRILL

REGULAR BUSINESS:

UNFINISHED BUSINESS:

PWD Martin said he is working on a draft ordinance for food trucks. Next meeting was scheduled for July 18.

COMMUNICATIONS:

- A. From Public,
- B. Written, From Planning Commission –

C. Staff Reports.-

ADJOURNMENT:

Meeting adjourned at 7:37 p.m.

Margo McCroskey, Chair

ORDINANCE NO. xxxx

**AN ORDINANCE OF THE CITY OF CLARKSTON, WASHINGTON WHICH
ESTABLISHES REGULATIONS FOR FOOD VENDING UNITS AND ESPRESSO
STANDS**

The City Council of the City of Clarkston do ordain as follows:

Section 1.0

XXXXX Purpose:

The intent of this section is to establish standards for the placement and use of espresso stands and food vending units in a manner which will not endanger the health, peace, and safety of the citizens of the city. This section is enacted for the welfare of the public as a whole and not for any specific individual, group or class.

Section 2.0

XXXXX Definitions.

Within the meaning of this chapter:

“Concessionaire” means a person, firm or corporation engaged in the sale of food or other goods or services.

“Covered Seating” means that area provided to customers providing protection from the weather and can include table umbrellas, portable fabric covers or other removable covers that are temporary in nature.

“Espresso Stand” means a structure used primarily for the sale of beverages and prepared foods not requiring cooking, designed for drive-thru and pedestrian service.

“Food Vending Units” mean those businesses that provide sales of espresso and food items as listed below but not considered a restaurant.

a). “Food Cart” means a mobile, non-motorized food vending unit, which is intended to be pushed, pulled or otherwise similarly transported by an operator or vendor during the normal course of business operations.

b). “Food Truck” means a mobile, motorized, street legal food vending unit, which can be relocated under its’ own power.

c). “Food Stand” means a stationary food vending unit that is permanently placed at a specific location.

“Host Property” means that property owned by others where the food vending unit is established.

“Mobile Food Unit” means a food vending unit that is not stationary (see “Food Stand”), intended to be easily relocated. (“Food Cart” or “Food Truck”)

XXXX Location:

Espresso Stands / Food Vending Units shall be located in accordance with Section 17.10.030 of the Zoning Code.

XXXXX General Requirements:

(1) Espresso stands / Food Vending Units shall not exceed 400 square feet in size.

(2) Covered seating shall be allowed, up to 20'x20' (400 s.f.) given the covered seating does not take away any required parking of a "host" property.

(3) Parking

(a) No espresso stand / food vending unit may allow cars to wait for service in the public right-of-way. Drive-up windows shall provide at least five (5) vehicle stacking spaces at a single window, or if there are two or more windows, three (3) cars per window.

(b) Employee parking shall be provided at one space for each employee on the largest shift.

(4) Location

(a) The stand / unit and service area shall not block designated sidewalks, emergency exits or fire lanes.

(b) The stand / unit and service area shall not occupy any required parking spaces of the "host property" or encroach into vehicle travel lanes.

(c) The stand / unit shall not be located within any required "yard" or landscape area of the "host property".

(5) Restrooms

Restrooms for employees shall be contained within the unit or located within 200 feet of the unit and accessible to employees during operating hours. Written permission to use the restrooms must be provided by the responsible representative of the host property. If proper restroom facilities for customers are not provided by the host property, restrooms for customers shall be provided when more than two patio / picnic tables are used. Seating for less than 15 customers can be served by one ADA compliant unisex restroom. Separate male / female ADA compliant restrooms shall be provided when 16 or more seats are provided.

(6) Approval Process

a) Espresso / Food Vending unit plans shall be submitted for review and include a site plan indicating the following:

Unit location on property showing setbacks to property lines

Seating locations (if applicable)

Parking arrangement

Distances to other structures on the same parcel

Restroom accommodations

Driveway access locations

Vehicle flow and stacking if drive thru is provided

Utility hookups: water, sewer, power, etc.

XXXX Remedies:

Property used in violation of the provisions in this ordinance shall constitute a nuisance, and the city may, in addition to or as an alternative to other remedies that are legally available for enforcing this title, institute injunction, abate or remove the unlawful situation.

XXXX Penalty:

A violation of this title shall be considered a misdemeanor. Each day that the violation continues, the violation shall be considered a separate offense. Upon conviction of a violation in any provision of this title, the defendant shall be punished by a fine of not to exceed \$1,000.00 or imprisonment.

Section 3.0

Severability

If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of the ordinance.

Section 4.0

Corrections by City Clerk or Code Reviser:

Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 5.0

This ordinance shall be in full force and effect thirty (30) days after the signing hereof by the Mayor, attestation by the City Clerk and publication as required by law.

DATED this XX day of XXX, 2016.

Monika Lawrence, Mayor

Attest:

Vickie Storey, City Clerk