



City of Clarkston

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

PLANNING COMMISSION AGENDA

Monday, February 1, 2016

CITY HALL
829 5TH STREET

CALL TO ORDER: 6:00 P.M.

ROLL CALL:

**APPROVAL OF MINUTES:
January 4, 2016**

REGULAR BUSINESS:

UNFINISHED BUSINESS:

- A. Continuing Discussion – Beekeeping**
- B. Continuing Discussion – Espresso / Food Stands and Food Trucks**

COMMUNICATIONS:

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

ADJOURN:



TREE CITY USA.

**CITY OF CLARKSTON
PLANNING COMMISSION MINUTES
January 4, 2016**

CALL TO ORDER: 6:00 P.M., Clarkston City Hall, Chair Murray
ROLL CALL: John Murray, Merrill; Owen Jr.,
Gilbertson; McCroskey absent
Staff: Jim Martin

APPROVAL OF MINUTES:

MOTION BY OWEN/MURRAY to approve the minutes of the December 21, 2015 meeting. Motion carried.

REGULAR BUSINESS:

A. Discussion – Espresso / Food Stands and Food Trucks

PWD Martin referred to some information he provided on the topic. He said he has some sample ordinances from several other cities that he will provide for the members to review. Murray asked if MRSC has done a paper of some sort on the topic. Martin said he will check. Martin said covered outside seating is one of the things that is requested from the operators of the stands. It is not currently allowed. Martin commented that the stands and food trucks typically are located on the same property as some other business. They share parking and restrooms. It is important that they don't take up so much space that the original business does not have the required parking and access. The City requires restroom access within 200 feet and ask for written documentation that there is access from an adjacent business. Martin said there are many issues to consider, like should there be a minimum distance between stands. Martin asked the commission to take some of the samples and think about what they think is important to include in our regulations and send him their ideas so he can research further. Martin said we need to develop clear definitions to distinguish between a food stand and a restaurant.

Martin said another issue the commission needs to start thinking about is "tiny homes". He said they do not meet building code because code calls for minimum room size. He said the State identifies them as a recreational vehicle at this time.

B. Informational Discussion – Beekeeping

Janet Marugg, 2618 Sunset Court, addressed the commission about the importance of honeybees. She said there is an alarming decline in the number of bees. Part of the problem seems to be commercial beekeeping practices where bees are moved from mono-culture to mono-culture and feed on one type of plant at a time. In contrast, backyard bees have access to a variety of plants, which it is thought gives them some immunity from disease. She said anyone with gardens or fruit trees will benefit from having more bees in the area. She said the valley is an important corridor because of our long growing season. She spoke about the low danger of serious injury or illness as a result of bee stings.

Merrill asked how many hives would be needed to have a viable business. She said it is preferable to have more than one hive on a property in case they need to be divided at some time.

Murray noted that Clarkston code currently considers bee hives to be a nuisance.

Gilbertson asked how many bees would be in a hive. Marugg said a starter package of bees is 5,000 or more.

Owen said he has questions. He said he has read that bees have been bred specifically for honey production and mild temperament. He wondered if a city should limit what is allowed to specific strains. Marugg said that is true. Her group would encourage Clarkston to require beekeepers to be certified. He asked about barriers that make the bees fly higher. Marugg said they are effective. Owen asked about water supply. Marugg said a water supply is needed or they will go where they can find water. Another member said there should be a requirement to set the hive back from property lines, sidewalks, etc. A fence will direct them to fly over and stay higher in the air. He said the number of people who are dangerously allergic to bee stings is very small. Honey bees are not aggressive and can only sting one time. Owen asked how to mitigate fear of bees that a neighbor might have. Marugg said one possibility is to require a potential beekeeper to get permission from neighbors before getting a permit. The other option is education and communication.

Pat Ball, a commercial beekeeper, said he has a couple of hives at his house in Lewiston. He said once a hive reaches a certain size they should be split.

Owen asked about the recommendation from our insurance carrier that we should not allow bee keeping. Martin said they will always be conservative when it comes to risk issues.

Murray said the city council does not necessarily discuss an issue. They look at a recommendation and read background material and make a decision from that. So the proponents have to convince the Planning Commission and then the Council also to make a change.

Marugg said there is going to be a class called “Meet the Honeybee”, open to the public, on January 16 at City Hall. The commission will continue to discuss the topic at a future meeting.

UNFINISHED BUSINESS:

COMMUNICATIONS:

- A. Public:
- B. Written:
- C. From Planning Commission: Owen said he would like to see the rest of the animal code reviewed.
- D. Staff Reports:

ADJOURNMENT:

Meeting adjourned at 6:00 p.m.

John Murray, Chair

DRAFT