

**CITY OF CLARKSTON
CITY COUNCIL AGENDA
829 5th Street
MONDAY, DECEMBER 8, 2025**

- 1. REGULAR MEETING CALL TO ORDER: 5:30 P.M.**
- 2. PLEDGE OF ALLEGIANCE:**
- 3. AGENDA CHANGES:**
- 4. APPROVAL OF MINUTES: November 24, 2025 Regular Meeting**

- 5. COMMUNICATIONS:**
 - A. From the Public:**
 - B. From the Mayor:**
 - C. From Staff or Employees:**

- 6. COMMITTEE REPORTS:**
 - A. Finance/Admin – Audit Report on Current Bills**
 - B. Public Safety – 12/3/2025**
 - C. Public Works – 12/2/2025**
 - D. Outside Organizations – Visit LC Valley, Health District, EMS Council, Valley Vision, PTBA, SEWEDA, MPO, Regional Stormwater, Lodging Tax Advisory**

- 7. UNFINISHED BUSINESS: None**

- 8. CONSENT AGENDA:**
 - A. 2021/2025 Stormwater Retrofits Change Order 06 – Liberty NW Construction (Public Works)**
 - B. 2021/2025 Stormwater Retrofits Change Order 07 – Liberty NW Construction (Public Works)**
 - C. 2021/2025 Stormwater Retrofits Change Order 08 – Liberty NW Construction (Public Works)**
 - D. Special Event Permit, Construction Career Day – Gear Up & Clk High School (Finance/Admin)**

- 9. NEW BUSINESS:**
 - A. Ordinance 1738, 2026 Budget – 1st Reading (Finance/Admin)**
 - B. Ordinance 1739, Amending CMC 17.10.030 Land Use Requirements (Public Works)**

- 10. COUNCIL COMMENTS:**
- 11. QUESTIONS FROM THE PRESS:**
- 12. EXECUTIVE SESSION: None**
- 13. ADJOURN:**

Time limits for addressing the council have been established by council direction. Presentations are limited to 15 minutes and public comments are limited to 3 minutes per person, per topic.

CLARKSTON CITY COUNCIL MINUTES

November 24, 2025

ROLL CALL: Skate Pierce, Pat Holman, Russ Evans, Robin Albers, David Vinton, Shelia McDougall and Sarah Reaves.

STAFF: Clerk Frost, Chief Daniel, Chief White, PWD Dimmick and Attorney Richardson.

AGENDA CHANGES: Mayor Lawrence advised Executive Session would be moved to the beginning of the agenda.

EXECUTIVE SESSION: Mayor Lawrence advised that Council would be entering into Executive Session regarding litigation at 5:32pm. The session is expected to last 10 minutes, and no decision will be made as a result of the meeting. At 5:42pm, a 5-minute extension was requested. At 5:47pm Council returned to regular session.

APPROVAL OF MINUTES: Minutes of the November 10, 2025, Regular Meeting and the November 17, 2025, Special Meeting were approved as distributed.

PUBLIC HEARING: 2026 Budget

Mayor Lawrence opened the Public Hearing at 5:49pm. Clerk Frost provided an overview of the 2026 Budget. Councilmember Albers asked what items were drawn down for the projected expenses in the current expense fund. Clerk Frost explained that the purchase of a new fire truck was eliminated, department heads wage increase was eliminated and other slight reductions. Councilmember Evans asked how much was budgeted for the fire truck. Clerk Frost answered \$380,00 in 2025 and \$425,000 in 2026. Councilmember Albers commented on the concern of using reserves for reoccurring expenses such as payroll and benefits versus being used for one-time purchases for essential functions. Councilmember Pierce asked what the projected deficit was for 2025. Clerk Frost stated it was 1.6 million. Public Comments were received from Jesse Shroyer, Kelly Blackmon and John Grant. Mayor Lawrence closed the public hearing at 6:06pm and returned to regular session.

COMMUNICATIONS:

A. **From the Public:** Ryder Magnaghi
 Eldon Kelley
 Katie Holm
 Rolin Heyvelt
 Max Bausch
 Bobby Marsh
 Julie Hoskins
 Melyssa Andrews
 Chelsea Andrews
 Pat Emerich

B. **From the Mayor:** Mayor Lawrence notified council that negotiations with the Police will begin tomorrow, 11/25. With the interest shown by councilmembers to be apart of the negotiation process she asked who was interested. Councilmember Pierce and Councilmember Reaves showed interest. Council

took a vote. Councilmembers McDougall and Vinton voted in favor of councilmember Pierce. Councilmembers Evans, Holman and Albers voted in favor of councilmember Reaves. Councilmember Reaves will be apart of the police negotiations. Mayor Lawrence notified Council that the Nimiipuu 101 “Past, Present & Future” meeting has been rescheduled to December 1, 2025.

C. From Staff or Employees: Attorney Richardson provided an update on the homeless lawsuit, stating that it has been dismissed. Councilmember Pierce asked if that ends our emergency declaration that we have been operating with since last January. Attorney Richardson stated he has not considered it. Councilmember Pierce asked that he consider it. Attorney Richardson confirmed. Councilmember Albers made a motion to direct City/Treasurer to provide a 3-5 year financial projection with recommendations to stabilize reserves. Councilmember Reaves seconded. Motion Carried.

COMMITTEE REPORTS:

Finance/Admin: Total expenditures for the November 24, 2025 period of \$385,716.33. MOTION BY HOLMAN/VINTON to approve the paying of the bills. Motion Carried.

Public Safety: Mayor Lawrence advised that the minutes were included in the packet.

Public Works: Mayor Lawrence advised that the minutes were included in the packet.

Outside Organizations: Mayor Lawrence advised that any minutes were included in the packet.

UNFINISHED BUSINESS:

A. Ordinance 1737, Sanitation Rates – 2nd Reading (Public Works) Clerk Frost read the Ordinance by title. MOTION BY PIERCE/EVANS to adopt the Ordinance. Motion Carried.

CONSENT AGENDA: MOTION BY VINTON/HOLMAN to approve the Consent Agenda. Motion Carried.

- A. CDBG Request for Amendment – Dept of Commerce (Public Works)**
- B. GEMT Cost Report – State of WA Health Care Authority (Public Safety)**
- C. Engagement Letter, 2026 – Teresa D. Johnson CPA, Inc. (Finance/Admin)**
- D. Agreement, 2026 – Valley Vision (Finance/Admin)**
- E. 2021/2025 Stormwater Retrofits Change Order 04 – Liberty NW Construction (Finance/Admin)**
- F. 2021/2025 Stormwater Retrofits Change Order 05 – Liberty NW Construction (Finance/Admin)**
- G. Special Event Permit, Vernon Park Christmas Lights – Clk Christmas Lighting (Finance/Admin)**

NEW BUSINESS: None.

COUNCIL COMMENTS: Councilmember Pierce provided clarification on the public safety tax that is received by the City is the funding for the jail. He stated the property tax increase is limited to the 1% increase even with home assessments increasing. He commented that the COVID grant received was used on a multitude of things including projects, sewer infrastructure and wages. Attorney Richardson stated PUD asked that he clarify that some of the COVID funds were used for sewer line infrastructure and not paid to the PUD. The PUD helped develop the project and the city had already “earmarked” the funds for the project and paid the contractor of the sewer line repair project directly. Councilmember Pierce commented on SB 5775 and the City is maxed out on public safety sales tax. Councilmember Pierce thanked everyone for speaking and providing information. Councilmember Albers stated “our work isn’t over and this is an ongoing process” in regard to EMS and thanked everyone for speaking. Mayor Lawrence provided information on property tax exemptions and the effect on property tax revenue for the City. Councilmember Vinton made a shout out to local wrestler, Aryanna Perez, for

taking first place in the bigfoot tournament over the weekend. He praised the EMS/Fire department and wants to get this EMS issue resolved. Lastly, he challenged the citizens of Clarkston to step up and take his council seat position.

PRESS QUESTIONS: None.

ADJOURNMENT:

Meeting adjourned at 6:53pm.

Rachel Frost, City Clerk

Monika Lawrence, Mayor

Total Fund Expenditures 11/24/25	Ck #81364-81396	\$117,980.18
Payroll 11/20/25	Ck #81353-81363	\$267,736.15

Public Safety
December 3, 2025

Attendance: Mayor Monika Lawrence, Chief Josh Daniel, Chief Darren White, Robin Albers, Sheila McDougall and Pat Holman

Police:

- Chief Daniel shared updated homeless count out of the Port.
- The property at 1333 Fair Street has been vacated. Cleanup and preparation for Warming Huts will begin soon.
- The 2025 Christmas Parade Saturday December 6th, downtown Clarkston at 4:30 p.m.
- Shop-with-a Cop will take place on Tuesday Dec 9th at Walmart. Walmart has donated \$5,000 to this event. The event will include children from Lewiston and Clarkston.
- Our newest hired officer is doing well and has registered for his two weeks of updated training but has not received a date for the training to begin.

Fire:

- Chief White had no information to present.

Next Public Safety Meeting will be held on December 17, 2025 at 4:00 p.m.

PWC 12/2/25

ATTENDING: Mike Dimmick, Russ Evans, David Vinton, Skate Pierce and Mayor Lawrence

1. 3 new change orders delivered by Liberty Northwest Construction on the stormwater project.
2. Mike is working on the 6 year TIP projects report.
3. Discussion about the intersection between Costco and Walmart.
4. The plan is to work on ADA ramps after we complete the safe routes to schools project.
5. Discussion about changing zoning, allowing for a secondary living structure without having to connect roof lines.

LEWIS-CLARK VALLEY



MINUTES

LEWIS CLARK VALLEY MPO POLICY BOARD

Thursday, November 13, 2025 – 4:00 p.m.

Second Floor Meeting Room – Bell Building – 215 D Street – Lewiston, ID

Policy Board Members: City of Lewiston – Dustin Johnson (Vice Chair), Kathy Schroeder, Jim Kleeburg; City of Clarkston – Sarah Reaves; Nez Perce County – Hannah Liedkie; Asotin County – Brian Shinn (Chair), Joshua Malkin; City of Asotin – Lori Loseth
Director: Rebecca Couch

1. **CALL TO ORDER.** 4:00 p.m. Chair Shinn called the meeting to order.
2. **INTRODUCTIONS.** Becky Couch, Brian Shinn, Lori Loseth, Kathy Shroeder, Jim Kleeburg, Dustin Johnson, Shannon Grow.
3. **CITIZEN COMMENTS.** None.
4. **AGENDA**

A. Approval of Minutes: October 9, 2025, **Action:** Approval

Kathy made a motion to approve. Jim provided a second. Motion passed unanimously.

B. Financial Statements – October 2025, Action: Approval

October 2025	
Checks #112, 114-115	\$ 8,727.50
Payroll	
Electronic Payments	\$ 4,859.53
TOTAL EXPENSES:	\$ 13,587.03

Jim made a motion to approve. Kathy provided a second. Motion passed unanimously.

C. Human Services Transportation Plan Update, No Action.

Becky provided an update on the outreach efforts so far. Online open house is live now as well as online survey. Consultant team begins in person outreach today in Pomeroy/Dayton/Endicott areas. Lewiston/Clarkston outreach is planned for November 20 at the Lewiston Community Center, at the Clarkston food bank, and on the green line in Asotin. Member agencies are asked to spread the news about these input opportunities by posting the outreach flyer at places of work or other public places.

D. FY2025-2029 Transportation Improvement Program (TIP) – Review of Minor Modifications approved by Director. No Action.

On the Road to the Future!

Telephone 208-298-1345 | www.lewisclarkmpo.org | 1610 NE Eastgate Blvd #401, Pullman WA, 99163 | director@lewisclarkmpo.org
Member Agencies: City of Asotin, WA, City of Clarkston, WA, City of Lewiston, ID, Asotin County, WA, Nez Perce County, ID

The Lewis Clark Valley MPO is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact the meeting coordinator at least forty-eight (48) hours in advance of the meeting at: 208-298-1345.

- 1) **MINOR MODIFICATION 25-14**, City of Lewiston, Key #25054, Bryden Canyon Road Safety Improvements, added project to 25-29 TIP for FY26 obligation, already approved and included in 2026-2030 TIP.

Becky summarized the TIP modification. No action.

5. **MPO Director Comments**

A. **Summary of Invoices/Project Contracts per LCVMPPO Financial Procedures**

- 1) Palouse RTPPO, Administrative Services for October 2025, Invoice 013 for \$7,000.
- 2) Kittelson & Associates, Long Range Transportation Plan, Professional Services through September 30, 2025, Invoice 0159536 for \$3,000 (\$150,000 total contract, \$150,000 billed, billing and project completed).
- 3) Other Director Comments/Updates.

Becky described the above invoices, for information purposes only. Becky shared about the ITD transportation workshop being held in Lewiston on December 3, from 3-7pm at the Community Center. Becky also shared about the WA State Freight Plan update and call for prioritized freight projects for the MPO, possible Asotin County would have a project. Per discussion at the last Policy Board meeting and upon review of the bylaws, Becky shared the solution for having Shannon serve as proxy for any of the three Lewiston voting members for the upcoming calendar year (2026). Per the bylaws, we will request the three Lewiston voting members send an email to Becky to inform that in their absence, Shannon may serve as their proxy. This will assist with ensuring a quorum is maintained when any Lewiston member is absent and Shannon attends. Finally, Becky shared that the biennial independent audit is underway and the auditor from Presnell & Gage will be on the agenda for the December meeting.

B. **Upcoming Travel:** None

6. **MPO Policy Board Comments**

Dustin shared an update on the Southway Bridge. The suspected voids in the piers shown in a prior analysis are confirmed to not be voids in the pier but were holes in the scanner itself. The engineer analysis is great news, following their underwater inspection. The cost is significantly less than anticipated for the analysis and no new project is required to repair the bridge piers.

Brian shared that Asotin County PTBA is publishing an RFQ soon for assistance in completing a Transit Regionalization Study for the LC Valley. Becky will send out the Transit Consolidation Study completed most recently by the MPO as an FYI.

7. **ADJOURNMENT:** Next regular Policy Board meeting is scheduled for **December 11, 2025**

Meeting adjourned at 4:21 p.m.

On the Road to the Future!

*Member Agencies: City of Asotin, WA, City of Clarkston, WA, City of Lewiston, ID
Asotin County, WA, Nez Perce County, ID*

Date of Issuance: 12/01/2025	Effective Date: 12/01/2025
Owner: City of Clarkston	Owner's Contract No.:
Contractor: Liberty NW Construction	Contractor's Project No.:
Engineer: Keller Associates	Engineer's Project No.: 221146
Project: 2021/2025 Clarkston Stormwater Retrofits	Contract Name: 2021/2025 Clarkston Stormwater Retrofits

The Contract is modified as follows upon execution of this Change Order: Due to a delay in structure delivery after the plans were revised to accommodate additional changes per Asotin County PUD and unknown utilities, the infiltration trenches were installed ahead of the structures. After the structures were delivered a second crew was mobilized to install the structures that weren't able to be installed at the same time as the infiltration trench installation. This required additional personnel, equipment, trench boxes, etc. for the second crew. Thirteen (19B in separate CO) basins were impacted by this structure delay and the cost for each basin delay was itemized by Liberty NW as \$8,072.81/Basin.

Attachments: Liberty NW second structure crew pricing breakdown and Keller Change Order Documentation.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price:	Original Contract Times: 150 days (substantial); 180 days (final)
\$ <u>2,324,096.00</u>	Substantial Completion: <u>February 15, 2026</u>
	Ready for Final Payment: <u>March 14, 2026</u>
	days or dates
Increase from previously approved Change Orders No. <u>1</u> to No. <u>5</u> :	Increase from previously approved Change Orders No. <u>1</u> to No. <u>5</u> : 40 days
\$ <u>801,720.24</u>	Substantial Completion: <u>February 15, 2026</u>
	Ready for Final Payment: <u>March 14, 2026</u>
	days
Contract Price prior to this Change Order:	Contract Times prior to this Change Order: 190 days (substantial); 220 days (final)
\$ <u>3,125,816.24</u>	Substantial Completion: <u>March 27, 2026</u>
	Ready for Final Payment: <u>April 23, 2026</u>
	dates
Increase of this Change Order:	Increase of this Change Order: 0 Days
\$ <u>104,946.53</u>	Substantial Completion: <u>March 27, 2026</u>
	Ready for Final Payment: <u>April 23, 2026</u>
	dates
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders: 190 days (substantial); 220 days (final)
\$ <u>3,230,762.77</u>	Substantial Completion: <u>March 27, 2026</u>
	Ready for Final Payment: <u>April 23, 2026</u>
	dates

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: <u></u>	By: _____	By: _____	By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)	Contractor (Authorized Signature)	Contractor (Authorized Signature)
Title: <u>Project Manager</u>	Title: _____	Title: _____	Title: _____	Title: _____	Title: _____
Date: <u>12/1/2025</u>	Date: _____	Date: _____	Date: _____	Date: _____	Date: _____

Approved by Funding Agency (if _____)

applicable)

By: _____

Date:

Title: _____



Change Order Documentation

Owner:	City of Clarkston	Change Order No.:	6
Project Name:	2021-2025 Stormwater	Project No.:	221146
Contractor:	Liberty Northwest	Date:	12/01/2025

Description of Work: Due to a delay in structure delivery after the plans were revised to accommodate additional changes per Asotin County PUD and unknown utilities, the infiltration trenches were installed ahead of the structures. After the structures were delivered a second crew was mobilized to install the structures that weren't able to be installed at the same time as the infiltration trench installation. This required additional personnel, equipment, trench boxes, etc. for the second crew. Thirteen (13) basins were impacted by this structure delay and the cost for each basin delay was itemized by Liberty NW as \$8,072.81/Basin as detailed below:

Basin	Unit Price
13A	\$8,072.81
13B	\$8,072.81
15A	\$8,072.81
15B	\$8,072.81
16B	\$8,072.81
17A	\$8,072.81
17B	\$8,072.81
18	\$8,072.81
19A	\$8,072.81
19B (separate CO#5)	\$8,072.81
20	\$8,072.81
21	\$8,072.81
22	\$8,072.81
23	\$8,072.81
	\$104,946.53

Clarkston Stormwater - Cost to Exc and Backfill Structures

Additional Cost to Excavate and Backfill end of Infiltration trench Pipe due to the Precast delay with regard to the revised plan set received on 9/12/25 and the Wilbert precast submittal.

Description	UM	Rate	Total
Cat 336 Exc	8/HR	\$ 189.54	\$ 1,516.32
Operator	5/HR	\$ 67.00	\$ 335.00
Pipe Layer	5/HR	\$ 67.00	\$ 335.00
Cat 950 Loader	8/HR	\$ 85.69	\$ 685.52
Operator	5/HR	\$ 67.00	\$ 335.00
Foreman	5/HR	\$ 72.00	\$ 360.00
Foreman Truck	5/HR	\$ 22.00	\$ 110.00
Per Diem	7/HR	\$ 200.00	\$ 1,400.00
Trench Box Rental	1/DAY	\$ 416.00	\$ 416.00
Mobe to next Location - Exc	1/LS	\$ 200.00	\$ 200.00
Flagger	16/HR	\$ 57.00	\$ 912.00
Traffic Control Supervisor	5/HR	\$ 61.00	\$ 305.00
TCS Truck	5/HR	\$ 22.00	\$ 110.00

Total \$ 7,019.84

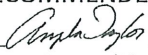
15% MU \$ 1,052.97

Total \$ 8,072.81

Date of Issuance: 12/01/2025	Effective Date: 12/01/2025
Owner: City of Clarkston	Owner's Contract No.:
Contractor: Liberty NW Construction	Contractor's Project No.:
Engineer: Keller Associates	Engineer's Project No.:
Project: 2021/2025 Clarkston Stormwater Retrofits	Contract Name: 2021/2025 Clarkston Stormwater Retrofits

The Contract is modified as follows upon execution of this Change Order: Due to asphalt plants shutting down, pavement preparation for asphalt placement needed to occur on Veteran's Day. This change order is to compensate for the double pay for holiday pay.
Attachments: Liberty NW holiday pricing breakdown and Keller Change Order Documentation.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>2,324,096.00</u>	Original Contract Times: 150 days (substantial); 180 days (final) Substantial Completion: <u>February 15, 2026</u> Ready for Final Payment: <u>March 14, 2026</u> days or dates
Increase from previously approved Change Orders No. <u>1</u> to No. <u>6</u> : \$ <u>906,666.77</u>	Increase from previously approved Change Orders No. <u>1</u> to No. <u>6</u> : 40 days Substantial Completion: <u>February 15, 2026</u> Ready for Final Payment: <u>March 14, 2026</u> dates
Contract Price prior to this Change Order: \$ <u>3,230,762.77</u>	Contract Times prior to this Change Order: 190 days (substantial); 220 days (final) Substantial Completion: <u>March 27, 2026</u> Ready for Final Payment: <u>April 23, 2026</u> dates
Increase of this Change Order: \$ <u>17,728.57</u>	Increase of this Change Order: 0 Days Substantial Completion: <u>March 27, 2026</u> Ready for Final Payment: <u>April 23, 2026</u> dates
Contract Price incorporating this Change Order: \$ <u>3,248,491.34</u>	Contract Times with all approved Change Orders: 190 days (substantial); 220 days (final) Substantial Completion: <u>March 27, 2026</u> Ready for Final Payment: <u>April 23, 2026</u> dates

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: <u></u>	By: _____	By: _____	By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)			
Title: <u>Project Manager</u>	Title: _____	Title: _____	Title: _____	Title: _____	Title: _____
Date: <u>12/1/2025</u>	Date: _____	Date: _____	Date: _____	Date: _____	Date: _____

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____



Change Order Documentation

Owner:	City of Clarkston	Change Order No.:	7
Project Name:	2021-2025 Stormwater	Project No.:	221146
Contractor:	Liberty Northwest	Date:	12/01/2025

Description of Work: Due to asphalt plants shutting down, pavement preparation for asphalt placement needed to occur on Veteran's Day. This change order is to compensate for the two times rate for holiday pay. The total holiday compensation is \$17,728.57 including Liberty NW employees and traffic control.

LIBERTY NW

Date: N/A

Project: Clarkston Stormwater

Project # 2688

Description: Veteran's Day Premium (double time)

LABOR

DATE	CRAFT	ST HOURS	OT HOURS	ST RATE	OT RATE	TOTALS
N/A	Foreman	10.00		\$72.00	\$94.58	\$720.00
	Operator	70.00		\$67.00	\$88.01	\$4,690.00
	Laborer	80.00		\$65.00	\$85.38	\$5,200.00
	Pipelayer	0.0		\$67.00	\$88.01	\$0.00
	Truck Driver	30.0		\$67.00	\$88.01	\$2,010.00
	TCS	10.5		\$72.10	\$104.41	\$757.05
	Flagger	20.0		\$67.97	\$100.28	\$1,359.40
	TCM	10.0		\$67.97	\$100.28	\$679.70
					LABOR TOTAL	\$15,416.15

EQUIPMENT

DATE	TYPE EQUIP.	MANUFACT.	MODEL	EQUIP. NO.	HOURS	RATE	TOTAL
						EQUIP. TOTAL	\$0.00

MATERIALS

DATE	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
				MATERIALS TOTAL	\$0.00

OUTSIDE TRUCKING/SUBS

DATE	DESCRIPTION	HOURS	RATE	TOTAL
			TRUCKING TOTAL	\$0.00

SUBTOTAL COSTS \$15,416.15

Mark Up 15% \$2,312.42

TOTAL \$17,728.57

Date of Issuance: 12/01/2025	Effective Date: 12/01/2025
Owner: City of Clarkston	Owner's Contract No.:
Contractor: Liberty NW Construction	Contractor's Project No.:
Engineer: Keller Associates	Engineer's Project No.:
Project: 2021/2025 Clarkston Stormwater Retrofits	Contract Name: 2021/2025 Clarkston Stormwater Retrofits

The Contract is modified as follows upon execution of this Change Order: Due to the asphalt plant shut down over the winter, trenches must be backfilled with 3" of gravel. This change order is for 5,157 SY of 3" gravel fill (placement and spring removal).

Attachments: Liberty NW pricing breakdown and Keller Change Order Documentation.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price:	Original Contract Times: 150 days (substantial); 180 days (final)
\$ <u>2,324,096.00</u>	Substantial Completion: <u>February 15, 2026</u>
	Ready for Final Payment: <u>March 14, 2026</u> days or dates
Increase from previously approved Change Orders No. <u>1</u> to No. <u>7</u> :	Increase from previously approved Change Orders No. <u>1</u> to No. <u>7</u> : 40 days
\$ <u>924,395.34</u>	Substantial Completion: <u>February 15, 2026</u>
	Ready for Final Payment: <u>March 14, 2026</u> dates
Contract Price prior to this Change Order:	Contract Times prior to this Change Order: 190 days (substantial); 220 days (final)
\$ <u>3,248,491.34</u>	Substantial Completion: <u>March 27, 2026</u>
	Ready for Final Payment: <u>April 23, 2026</u> dates
Increase of this Change Order:	Increase of this Change Order: 0 Days
\$ <u>62,399.70</u>	Substantial Completion: <u>March 27, 2026</u>
	Ready for Final Payment: <u>April 23, 2026</u> dates
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders: 190 days (substantial); 220 days (final)
\$ <u>3,310,891.04</u>	Substantial Completion: <u>March 27, 2026</u>
	Ready for Final Payment: <u>April 23, 2026</u> dates

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: <u></u>	By: _____	By: _____	By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)			
Title: <u>Project Manager</u>	Title: _____	Title: _____	Title: _____	Title: _____	Title: _____
Date: <u>12/1/2025</u>	Date: _____	Date: _____	Date: _____	Date: _____	Date: _____

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____



Change Order Documentation

Owner:	City of Clarkston	Change Order No.:	8
Project Name:	2021-2025 Stormwater	Project No.:	221146
Contractor:	Liberty Northwest	Date:	12/01/2025

Description of Work: Due to the asphalt plant shut down over the winter, trenches must be backfilled with 3" of gravel. This change order is for 5,157 SY of 3" depth gravel fill as temporary surfacing until spring when asphalt paving can resume. It also includes the cost to remove and haul off the rock prior to paving for final surfacing. This solution was a cheaper option than cold patch paving.

Item	Units	Cost per Unit	Total
Winterization Rock (3" depth)	5,157	\$12.10	\$62,399.70

Job # 2688
Project Clarkston Storm Water
3" Baserock Winterization

Operation	Units	QTY	Unit Price
Buy/Haul/Place Baserock	SY	1	\$6.53
Exc/Haul Off Baserock	SY	1	\$5.57
Total			\$12.10

LIBERTY NW

Date: N/A

Project: Clarkston Stormwater

Project # 2688

Description: Winterization Rock - Buy/Haul/Place 3" of baserock over 6880 SY

LABOR

		ST	OT	ST	OT	
DATE	CRAFT	HOURS	HOURS	RATE	RATE	TOTALS
N/A	Foreman	16.00		\$72.00	\$94.58	\$1,152.00
	Operator	80.00		\$67.00	\$88.01	\$5,360.00
	Laborer	32.00		\$65.00	\$85.38	\$2,080.00
	Pipelayer	0.0		\$67.00	\$88.01	\$0.00
	Truck Driver	16.0		\$67.00	\$88.01	\$1,072.00
	TCS	32.0		\$72.10	\$104.41	\$2,307.20
	Flagger	64.0		\$67.97	\$100.28	\$4,350.08
	TCM	0.0		\$67.97	\$100.28	\$0.00
					LABOR TOTAL	\$16,321.28

EQUIPMENT

				EQUIP.			
DATE	TYPE EQUIP.	MANUFACT.	MODEL	NO.	HOURS	RATE	TOTAL
N/A	Pickup			pickup	16.00	\$22.00	\$352.00
	Excavator	CAT	308E2	EXC-1-23	32.00	\$100.83	\$3,226.56
	Roller	CAT	CS56B	CDR-2-7	16.00	\$72.48	\$1,159.68
	Water Truck	CAT	Peterbuilt 6x6	WTK-1-11	16.00	\$80.00	\$1,280.00
	Loader	CAT	950	LDR-2-9	32.00	\$75.63	\$2,420.16
						EQUIP. TOTAL	\$8,438.40

MATERIALS

				UNIT		
DATE	DESCRIPTION	QTY.	UNIT	PRICE		TOTAL
N/A	Baserock	1060	TON	\$8.65		\$9,169.00
					MATERIALS TOTAL	\$9,169.00

OUTSIDE TRUCKING/SUBS

DATE	DESCRIPTION		HOURS	RATE		TOTAL
N/A	Outside Rental Trucking		32	\$185.00		\$5,920.00
					TRUCKING TOTAL	\$5,920.00

SUBTOTAL COSTS \$39,848.68

Mark Up 15% \$5,089.30

TOTAL \$44,937.98

UNIT PRICE per SY \$6.53

LIBERTY NW

Date: N/AProject: Clarkston StormwaterProject # 2688Description: Winterization Rock - Excavate/Haul Off Baserock 6880 SY

LABOR

		ST	OT	ST	OT	
DATE	CRAFT	HOURS	HOURS	RATE	RATE	TOTALS
N/A	Foreman	24.00		\$72.00	\$94.58	\$1,728.00
	Operator	48.00		\$67.00	\$88.01	\$3,216.00
	Laborer	96.00		\$65.00	\$85.38	\$6,240.00
	Pipelayer	0.0		\$67.00	\$88.01	\$0.00
	Truck Driver	0.0		\$67.00	\$88.01	\$0.00
	TCS	48.0		\$72.10	\$104.41	\$3,460.80
	Flagger	96.0		\$67.97	\$100.28	\$6,525.12
	TCM	0.0		\$67.97	\$100.28	\$0.00
					LABOR TOTAL	\$21,169.92

EQUIPMENT

				EQUIP.			
DATE	TYPE EQUIP.	MANUFACT.	MODEL	NO.	HOURS	RATE	TOTAL
N/A	Pickup			pickup	24.00	\$22.00	\$528.00
	Excavator	CAT	308E2	EXC-1-23	48.00	\$100.83	\$4,839.84
						EQUIP. TOTAL	\$5,367.84

MATERIALS

				UNIT		
DATE	DESCRIPTION	QTY.	UNIT	PRICE		TOTAL
N/A						
					MATERIALS TOTAL	\$0.00

OUTSIDE TRUCKING/SUBS

DATE	DESCRIPTION		HOURS	RATE		TOTAL
N/A	Outside Rental Trucking		42	\$185.00		\$7,770.00
					TRUCKING TOTAL	\$7,770.00

SUBTOTAL COSTS \$34,307.76

Mark Up 15% \$3,980.66

TOTAL \$38,288.42

UNIT PRICE per SY \$5.57

CITY OF CLARKSTON

SPECIAL EVENTS PERMIT APPLICATION



City of Clarkston

829 Fifth Street, Clarkston, WA 99403

	The purpose of this form is for events within the City of Clarkston that meet the special events/special use definitions, or as determined by the Clarkston Municipal Code.	Date: 12/3/25
1	Applicant: Janet Beitelspacher	Phone: 509-769-5595
	Address: 401 Chestnut	City: Clarkston
	e-mail: Janet@csdk12.org	State, Zip: Clarkston WA 99403
	Contact Person: Janet Beitelspacher	Phone: 509-769-5595
	Address: 401 Chestnut	City: Clarkston
	e-mail: Janet@csdk12.org	State, Zip: WA 99403
	Sponsoring Organization: Gear Up and Clarkston High School	Phone: 509-769-5595
	Address: 401 Chestnut	City: Clarkston
	Website: chs.csdk12.org/o/chs	State, Zip: WA 99403
2	Event Title: Construction Career Day	
	Description: GearUp & CHS sponsored event for high school students to introduce them to various career opportunities available in the construction industry - students explore industry equipment with supervision	
	Will City Services be requested for street closure: ☒ YES ☐ NO	
	Date(s) of Event: 2/11/26 From: 8:00 AM/PM TO: 1:00 AM/PM	
	Event Location: 2nd St beside Beachview Park Ages of Attendees: 14-18 Total Attendance: 45	
	Is this an Annual Event? No How many years have you held this event? NA	

Site Plan/Route Map

✓ 3

Provide a plan or map of the entire event venue with the items listed below including streets. If the event involves a moving route of any kind, indicate the direction of travel and all street or lane closures.

- The location of fencing, barriers, and barricades. Indicate any removable fencing for emergency access.
- The location of first aid facilities and ambulances.
- The location of all stages, platforms, scaffolding, bleachers, grandstands, canopies, tents, portable toilets, booths, cooking areas, trash containers and dumpsters, and temporary structures.
- A detailed plan of food booths and cooking area configurations; including booth identification of all vendors cooking with flammable gases or barbeque.
- Generator locations or source of electricity.
- Placement of vehicles and/or trailers.
- Exit locations for outdoor events that are fenced and/or locations within tent structures.
- Locations of fire extinguishers.
- Identification of all event components that meet accessibility standards.
- Other related event components not listed above.

Entertainment and Related Activities

4

YES NO

☐☒

Are there any musical entertainment features related to your event?

If yes, complete the following information or provide an attachment listing all bands/performers, type of music, sound check and performance schedules.

☐☒

NA

Number of Stages _____ Number of Performers/Bands _____

Will Sound amplification be used? If yes, Start /time _____ Finish/Time _____

☐☒

Other related entertainment and related activities not listed above?

If yes, describe:

☐☒

Will items such as inflatables, lasers, banners, or decorations, present unique liability issues?

5

YES NO

☐☒

Is this an event involving political or religious activity intended primarily for the Communication or expression of ideas?

Food Concessions or Preparation

A business license is required for the sale of goods or services in the City of Clarkston.

6

YES NO

☐☒

Does your event include food concessions or preparation?

If yes, describe how food will be served and/or prepared:

YES NO

☐☒

Will food be cooked in the event area?

If yes, specify method:

☐

Gas

☐

Electric

☐

Charcoal

☐

Other

Concessionaires

YES NO

☐☒

Will items or services be sold at your event?

If yes, describe and attach a complete list of Vendors:

YES NO

☐☒

Will items or services sold at your event present unique liability issues

(e.g, massage, body piercing, animal rides, etc.)

If yes, describe and attach a complete list of vendors.

Portable Toilets

7

YES NO

☐☒

Do you plan to provide portable toilet facilities at your event?

If yes: Total number of portable toilets

Number of ADA accessible portable toilets

If no, explain:

Portable Toilet Co.

Equipment Setup:

Date:

Time:

Equipment Pickup:

Date:

Time:

8	Additional charges for dumpster rental and disposal fees may apply. Number of Dumpsters <u>0</u>
9	Mitigation of Impact YES NO ☐ ☒ Have you met with residents, businesses, places of worship, schools, and other entities that may be directly impacted by your event? If yes, please attach a complete list of these entities. If no, please explain: ☐ ☒ Do you have a sample of the notice that you will distribute prior to your event? If yes, please attach.
10	Business or Resident Petition YES NO ☐ ☒ Do you intend to close off any road or access to a business or Residence? If yes, all businesses or residential property owners or lessees within the road Closure shall give their acknowledgement in writing to the person or organization seeking the permit. The name, address, phone number, signature and approval or disapproval of each person shall be on the petition. Please attach a complete petition of all businesses or residences with the closure area. Important: A separate right-of-way permit is required for road closures.

11	Insurance Requirements Liability insurance naming the City of Clarkston as an additional insured may be required for events as deemed necessary by the Clerk Treasurer or designee. Applicants required to obtain insurance shall provide proof of commercial general liability insurance in the amount of \$1,000,000 combined single limit per occurrence. Such insurance shall be primary over any coverage held by the City and shall name the City as an additional insured. Two weeks prior to the event date, the applicant shall submit a copy of the insurance policy declaration page to the City as evidence of acceptable insurance coverage. The certificate of insurance shall include the following items: location of event; type of event; separate endorsement sheet; date(s) of coverage.
----	--

Affidavit of Application

12

I certify that the information contained in the foregoing application is true and correct to the best of my knowledge and belief, that I have read, understand and agree to abide by the rules and regulations governing the proposed Special Event under the City of Clarkston Municipal Code and I understand that this application is made subject to the rules and regulations established by the City Council, Clerk/Treasurer, or the Clerk/Treasurer's designee.

Applicant agrees to indemnify, defend and hold harmless the City, its officers, agents and employees from and against any and all claims, actions, damages, liability, cost and expense, including reasonable attorney's fees in connection with or occasioned, in or whole or in part by any act or omission of Applicant, its officers, agents, employees, customers, or licenses, or arising from or out of Applicant's failure to comply with any provisions of this permit, regardless whether it is alleged or proven that the acts or omissions of the City, its officers, agents or employees caused or contributed thereto.

With respect to the performance of this Permit, and as to claims against the City, its officers, agents and employees, the Applicant expressly waives its immunity under Title 51 of the Revised Code of Washington for injuries to its employees and agrees the obligation to indemnify, defend, and hold harmless provided for in this paragraph extends to any claim brought by or on behalf of any employee of the Applicant.

I agree to abide by these rules and further certify that I, on behalf of any employee of the Applicant.

I agree to abide by these rules and further certify that I, on behalf of the Host Organization, am also authorized to commit that organization, and therefore agree to be financially responsible for any costs and fees that may be incurred by or on behalf of the Event to the City of Clarkston.

Print Name of Responsible Person: Janet Beitelspacher

Signature: Janet Beitelspacher

Date: 12/3/25

FOR OFFICIAL USE ONLY

Approved by: Police _____ **Fire** _____ **Public Works** _____

Clerk Treasurer _____ **Council** _____

Permit Detained /Denied for the following reasons: _____

Approval with the following Conditions: _____



Clarkston, WA

= equipment & vehicles parked & street closed



ORDINANCE NO. 1738

AN ORDINANCE OF THE CITY OF CLARKSTON, WASHINGTON, ADOPTING THE FINAL BUDGET OF THE CITY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026, AND APPROVING AN ORDINANCE SUMMARY FOR PUBLICATION.

WHEREAS, the Mayor of the City of Clarkston, Washington, completed and placed on file with the City Clerk a proposed budget and estimate of the amount the moneys required to meet the public expenses, bond retirement and interest, reserve funds, and expense of government of the City for the fiscal year ending December 31, 2026; and

WHEREAS, a notice was published that the City Council would meet on November 24, 2025 at 5:00 p.m., in the council chambers of city hall for the purpose of making and adopting a budget for said fiscal year and giving taxpayers within the limits of the City an opportunity to be heard in a public hearing upon said budget; and

WHEREAS, the City Council did hold a public hearing at that time and place and did then consider the matter of the proposed budget for the fiscal year 2026; and

WHEREAS, the 2026 proposed budget does not exceed the lawful limit of taxation allowed by law to be levied on the property within the City of Clarkston for the purposes set forth in said budget, and the estimated expenditures set forth in said budget being all necessary to carry on the government of the City of Clarkston for the 2026 fiscal year and being sufficient to meet the various needs of the City of Clarkston during that period;

NOW, THEREFORE, the City Council of the City of Clarkston do ordain as follows:

Section 1. The budget for the City of Clarkston, Washington, for the year 2026 is hereby adopted at the fund level in its final form and content as set forth in the document entitled 2026 FINAL BUDGET, CITY OF CLARKSTON, copies of which are on file in the Office of the Clerk.

Section 2. Estimated resources, including fund balances or working capital for each separate fund of the City of Clarkston, and aggregate totals for all such funds combined, for the year 2026 are set forth in summary form on Exhibit A (attached) and are hereby appropriated for expenditure at the fund level during the year 2026 as set forth on Exhibit A.

Section 3. The City Clerk is directed to transmit a certified copy of the budget hereby adopted to the Division of Municipal Corporations in the State Auditor's Office and the Association of Washington Cities.

Section 4. This ordinance shall be in force and take effect five (5) days after publication of the attached summary, which is hereby approved.

Dated this 22nd day of December, 2025

Authenticated:

Monika Lawrence, Mayor

Rachel Frost, City Clerk

SUMMARY OF ORDINANCE NO. 1738
OF THE CITY OF CLARKSTON, WASHINGTON

On December 22, 2025, the City Council of the City of Clarkston, Washington, approved Ordinance No. 1738, the main point of which may be summarized by its title as follows:

AN ORDINANCE OF THE CITY OF CLARKSTON, WASHINGTON, ADOPTING THE FINAL BUDGET OF THE CITY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026 AND APPROVING AN ORDINANCE SUMMARY FOR PUBLICATION.

The full text of this ordinance will be mailed upon request.

APPROVED by the City Council at their meeting of December 22, 2025.

Rachel Frost, City Clerk

Published: _____

CITY OF CLARKSTON
2026 FINAL BUDGET
JANUARY 1, 2026

FUND	DESCRIPTION	BEG BAL	ACTUAL REVENUES	OTHER FINANCING SOURCES	ACTUAL EXPENDITURES	OTHER FINANCING USES	END BAL
001	CURRENT EXPENSE	\$ 4,240,275	\$ 5,972,347	\$ 80,500	\$ 7,499,932	\$ 205,000	\$ 2,588,189
004	CE RESERVE	\$ 1,431,471	\$ 15,000	\$ 70,000	\$ -	\$ -	\$ 1,516,471
006	EMP BENEFIT RESERVE	\$ 525,020	\$ 10,000	\$ 50,000	\$ -	\$ -	\$ 585,020
007	COMMUNITY PROJECTS	\$ 39,400	\$ 500	\$ -	\$ 2,500	\$ -	\$ 37,400
010	NATIONAL NIGHT OUT	\$ 2,254	\$ -	\$ -	\$ 1,050	\$ -	\$ 1,204
011	VICTIM'S RIGHTS	\$ 3,530	\$ 100	\$ -	\$ 1,000	\$ -	\$ 2,630
016	VEHICLE REPLACEMENT	\$ 1,238,407	\$ 110,000	\$ -	\$ -	\$ 79,000	\$ 1,269,407
017	D A R E	\$ 5,712	\$ 100	\$ -	\$ -	\$ -	\$ 5,812
037	CDBG	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
102	RESCUE ONE	\$ 63,008	\$ 1,250	\$ -	\$ 1,000	\$ -	\$ 63,258
103	STREET FUND	\$ 982,036	\$ 6,476,503	\$ 890,000	\$ 6,700,945	\$ 20,000	\$ 1,627,594
104	TRANS BENEFIT DIST	\$ 1,989,400	\$ 710,000	\$ -	\$ -	\$ 890,000	\$ 1,809,400
105	STREET RESERVE	\$ 162,818	\$ 1,000	\$ 20,000	\$ -	\$ -	\$ 183,818

CITY OF CLARKSTON
2026 FINAL BUDGET
JANUARY 1, 2026

FUND	DESCRIPTION	BEG BAL	ACTUAL REVENUES	OTHER FINANCING SOURCES	ACTUAL EXPENDITURES	OTHER FINANCING USES	END BAL
108	DRUG ENFORCEMENT	\$ 6,828	\$ 100	\$ 10,000	\$ 12,500	\$ -	\$ 4,428
120	EMS / AMBULANCE	\$ 673,350	\$ 319,638	\$ -	\$ 203,638	\$ 1,500	\$ 787,850
121	EMS CAP RESERVE	\$ 91,894	\$ -	\$ -	\$ -	\$ -	\$ 91,894
130	LODGING TAX FUND	\$ 847,912	\$ 185,000	\$ -	\$ 187,050	\$ -	\$ 845,862
306	MUNICIPAL CAP IMPRV	\$ 1,223,557	\$ 100,000	\$ -	\$ -	\$ -	\$ 1,323,557
409	STORMWATER O & M	\$ 71,259	\$ 3,717,810	\$ 165,000	\$ 3,823,125	\$ -	\$ 130,944
410	SANITATION O&M	\$ 1,615,357	\$ 1,678,648	\$ 50,000	\$ 1,500,072	\$ 125,000	\$ 1,718,933
411	SAN. EQUIP RSRV	\$ 405,125	\$ 4,000	\$ 50,000	\$ -	\$ -	\$ 459,125
TOTALS		\$ 15,618,614	\$ 19,301,996	\$ 1,385,500	\$ 19,932,813	\$ 1,320,500	\$ 15,052,797

ORDINANCE 1739

AN ORDINANCE OF THE CITY OF CLARKSTON, WASHINGTON, AMENDING CLARKSTON MUNICIPAL CODE 17.10.030 TO AMEND THE LAND USE REQUIREMENTS

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

SECTION 1.0 AMENDMENT OF CHAPTER 17.10.030

Exclusionary Zoning

	R-1	R-2	R-3	S-C	N-C	D-C	M-C	P-C	H-I	Parking
Aircraft hangar	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	Y	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
Beauty, barbershop	N	N	N	Y	Y	Y	Y	N	N	K
Bed and breakfast inn	CU	CU	Y	Y	Y	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	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

	R-1	R-2	R-3	S-C	N-C	D-C	M-C	P-C	H-I	Parking
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 manufacturing	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 (floor area <2,500 sq. ft.)	N	N	N	Y	Y	Y	N	Y	N	J
Convenience store (floor area >2,500 sq. ft.)	N	N	N	Y	Y	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	CU	CU	CU	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	
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
Marijuana, retail/medical processing ¹	N	N	N	N	N	N	N	N	Y	O

Marijuana, retail/medical production ¹	N	N	N	N	N	N	N	N	Y	O
Marijuana, retail/medical retail sales ¹	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	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 (floor area <2,500 sq. ft.)	N	N	N	Y	Y	Y	N	Y	N	M
Retail store (floor area >2,500 sq. ft.)	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
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
<u>Townhouse</u>	N	Y	Y	N	Y	N	Y	N	N	A
Tire shop	N	N	N	Y	N	N	N	Y	Y	M
Theater, interior	N	N	N	Y	N	Y	N	N	N	E
Transportation facility	N	N	N	N	N	N	N	Y	Y	Q
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	O

* Review special requirements.

** Maximum of four 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.

1 Review special state requirements.

(2) Distinction Between Downtown Commercial Area and Service Commercial Area. Clarkston's downtown business district is a concentrated mix of commercial uses which are primarily pedestrian-oriented. This orientation is complemented by generous on-street and off-street parking.

The service commercial areas are primarily one-stop activities which are vehicular-oriented. This orientation is complemented by ready access from and locations on major arterial streets.

Recognizing these distinctions, certain land uses are appropriately located in the service commercial area which are not appropriate or compatible with the downtown commercial area. These uses are:

Auto body repair shop
 Auto sales and service
 Auto storage
 Boat building or repair
 Boat and mobile home sales/service
 Bottling plant
 Cabinet/furniture shop
 Car wash
 Commercial boat moorage
 Convenience store
 Dependent mobile home park
 Drive-in theater
 Farm or heavy equipment sales/service
 Frozen food locker
 Furniture refinishing
 Garage, private
 Garage, repair
 Kennel
 Marina
 Motel
 Nursery for flowers and plants
 Recreational vehicle park
 Recycling center
 Schools (college)
 Service station
 Storage rental unit
 Tire shop
 Veterinary clinic
 Warehouse
 Wholesale distributing facility

REQUIREMENTS

	R-1	R-2	R-3	S-C	N-C	D-C	M-C	H-I P-C
General requirements:								
Minimum lot size in square feet	5,000	5,000 ₆	5,000 ₆	5,000	5,000 ₆	NA	5,000 ₆	NA

Area required for each additional dwelling units (s.f.)	3,500 ¹	2,000 ²	0 ⁶	NA	NA	NA	NA	NA
Minimum lot width	50	50	50	50	50	NA	NA	NA
Minimum lot depth	100	100	100	100	100	NA	NA	NA
Primary building:								
Front yard setback	25	20	20	15	15	0	20	0
Rear yard setback	15	15	15	15	15	0	15	0
Side yard setback	7	7 ₅	7 ₅	5	5 ₅	0	5 ₅	0
Side yard setback, corner lot, street side	15	15	15	0	0	0	0	0
Auxiliary building: (less than 120 s.f.)								
Front yard setback	25	20	20	15	15	0	20	0
Rear yard setback	3	3	3	0 or 15 ³	0 or 15 ₃	0	0 or 15 ₃	0
Side yard setback	3	3	3	0 or 15 ³	0 or 15 ₃	0	0 or 15 ₃	0
Auxiliary building: (more than 120 s.f.)								
Front yard setback	25	20	20	15	15	0	20	0
Rear yard setback	3 or 10 ⁴	3 or 10 ⁴	3 or 10 ⁴	0 or 15 ³	0 or 15 ₃	0	0 or 15 ₃	0
Side yard setback	5	5	5	0 or 15 ³	0 or 15 ₃	0	0 or 15 ₃	0
Maximum lot coverage by structures	40%	50%	50%	60%	60%	100%	60%	100%
Building height limit	35 ₇	35 ₇	35 ₇	50 ₇	35 ₇	50 ₇	50 ₇	50 ₇

1 To a maximum of two *dwelling* units contained within a single structure (duplex), and one structure per lot.

2 To a maximum of four *dwelling* units contained within a single structure, and one structure per lot.

3 The larger setback is required where the yard adjoins a residential property.

4 The larger setback is required where no alley adjoins the rear lot. The larger setback also applies to garages on alleys where the vehicular access to the garage is perpendicular to the alley or at an angle between 45 and 90 degrees to the alley, to allow for safe visibility.

5 Townhouse common wall (fire separated wall) may have a zero foot setback. The exposed end walls (non-fire rated assembly) shall meet the setback as described in respective zone.

6. Individual townhouses are exempt from the minimum lot size. The total land area the townhouse complex is located on must meet the minimum lot size and additional dwelling unit area requirements.

7. Building height limit is for primary structures in R-1, R-2, R-3, and NC zones. Auxiliary building height in R-1, R-2, R-3, and NC zones are restricted to 16 foot wall height. Any building in SC, PC, MC, and HI zones are limited to a maximum height of 50 feet. Building height in an MC zone is limited to 35 feet if the building property borders an R-1, R-2, or R-3 zone

NOTE: The maximum eave overhang or other building projection allowed is four inches for every 12 inches of required setback. The required setback is measured from the property line to the outside of the foundation wall.

SECTION 2.0 EFFECTIVE DATE

This ordinance shall take effect five days after its passage, approval, and publication.

Dated this 22nd day of December, 2025.

Monika Lawrence, Mayor

Authenticated by:

Approved as to form:

Rachel Frost, City Clerk

Todd Richardson, City Attorney

Publication Date: