

**CITY OF FIRCREST PLANNING COMMISSION
REGULAR MEETING MINUTES**

August 16, 2016
6:00 PM

Fircrest City Hall
115 Ramsdell Street

CALL TO ORDER

Chair Karen Patjens called the regular meeting of the Fircrest Planning Commission to order at 6:00 p.m.

ROLL CALL

Commissioners Kathy L. McVay, Jerry Foss, Karen Patjens, Kenneth Halgren, and Arne Michaelsen were present. Absent: None. Excused: None. Staff present: Principal Planner Jeff Boers and Planning and Building Administrator Angelie Stahlnecker.

APPROVAL OF MINUTES

The minutes for the meeting of July 11, 2016 were presented for approval.

Moved by Foss and seconded by Michaelsen to approve the minutes. Ayes: Kathy L. McVay, Jerry Foss, Karen Patjens, Kenneth Halgren and Arne Michaelsen. Noes: None. Absent: None. Excused: None. Motion carried.

CITIZEN COMMENTS

None.

NEW BUSINESS

None.

OLD BUSINESS

Public Hearing – Case 16-10 Marijuana Regulations

Karen Patjens opened the public hearing for Case 16-10, proposed regulations for marijuana uses at 6:01 p.m.

Planning and Building Administrator Angelie Stahlnecker presented the staff report for the proposal, including the following:

- Proposed amendment to the Commercial Mixed Use zone to allow the sale of retail marijuana
- Proposed amendment to the Neighborhood Commercial zone to prohibit all marijuana uses

- The addition of a new section to prohibit marijuana cooperatives in all zones and to establish performance standards for marijuana use under new Section 22.58.030
- The draft recommends a 1000 foot buffer between retailers, but the Planning Commission could consider a retail limit
- The draft recognizes the State's buffers, the Planning Commission could recommend reducing those buffers and/or consider a buffer from residential neighborhoods

Patjens invited public comment.

Corbin Edwards, 1576 Woodside Court, stated he would prefer it be banned, but also raised concern over odors suffered by adjacent businesses.

Karen Reynolds, 1576 Woodside Court, stated concern over impacts of retail marijuana and would like it prohibited.

David Viafore, 1120 Paradise Parkway, stated there was no public testimony in support, encouraged the Planning Commission to recommend what they felt was best for the City, and suggested they consider making retail marijuana subject to a conditional use permit.

John Bechtholt, 1021 Crestwood Lane, stated he didn't feel retail marijuana fits with the family oriented community, did not support reducing buffers, and worried about the liability for City.

Patjens closed the public hearing at 6:30 p.m.

Discussion included the following:

- Clarification of what the City Council was requesting the Planning Commission to consider
- The impacts of reducing versus maintaining State buffers
- Clarification of residential neighborhood buffers
- Concerns over odors affecting other businesses or pedestrians
- The draft proposal would require retailers to obtain a medical endorsement
- Cannot limit to medical marijuana, as a medical marijuana endorsement can only be added onto a retail marijuana license
- The Planning Commission has not received any testimony or comments from proponents of retail marijuana
- Concerns that marijuana uses do not serve the best interest of the City
- Consideration of requiring a conditional use permit and establishing CUP approval criteria for marijuana sales
- Concern over banning outright instead of recommending performance standards that could limit negative impacts
- Without any recommendations, marijuana uses would be allowed outright subject to State law

Moved by McVay to direct staff to amend the draft resolution to move marijuana retailers from Permitted Uses to Conditional Uses in the Commercial Mixed Use. No second. Motion died.

Moved by Foss and seconded by Halgren to direct staff to prepare a draft resolution to prohibit marijuana uses in all zones. Ayes: Jerry Foss, Kenneth Halgren and Arne Michaelsen. Noes: Kathy L. McVay and Karen Patjens. Absent: None. Excused: None. Motion carried.

Revised documentation will be brought back at the September 6th meeting for formal action.

2016 Comprehensive Plan Amendments

Karen Patjens opened the public hearing for Case 16-08, 2016 Comprehensive Plan Amendments at 6:55 p.m.

Planning and Building Administrator Angelie Stahlnecker presented the staff report for the proposal to amend the Comprehensive Plan by updating the Capital Improvement Program in the Capital Facilities Element. An amended version was handed out which reflected updates submitted by Public Works.

Patjens invited public comment.

No Comments were made.

Patjens closed the public hearing at 7:00 p.m.

Discussion included the following:

- The fluctuation of sewer and water rate revenue listed reflects the portion expected to be needed that year, not the total projected revenue.
- Projected revenues reflect the proposed revenue rate study
- Does not preclude the City from apply for grants or looking for other revenue sources

Moved by McVay and seconded by Foss to adopt Resolution No. 16-04, a resolution of the Planning Commission of the City of Fircrest, Washington recommending adoption of amendments to the the Capital Facilities Element of the City of Fircrest Comprehensive. Ayes: Kathy L. McVay, Jerry Foss, Karen Patjens, Kenneth Halgren and Arne Michaelsen. Noes: None. Absent: None. Excused: None. Motion carried.

Moved by Foss and seconded by Michaelsen to adjourn the meeting at 7:02 p.m. Ayes: Kathy L. McVay, Jerry Foss, Karen Patjens, Kenneth Halgren, and Arne Michaelsen. Noes: None. Absent: None. Excused: None. Motion carried.


Jerry Foss, Planning Commission Vice-Chair


Angelie Stahlnecker, Planning/Building Administrator