

PLANNING COMMISSION MEETING MINUTES



REMOTE PARTICIPATION
05-19-2021

CALL TO ORDER: 6:00 pm by Chair John Cronin

MEMBERS PRESENT: Mike Duerr, Janice Huxford, Vicki Oslund, and Todd Welch

MEMBERS ABSENT: Linda Hoult and Jennifer Davis

STAFF PRESENT: Community Development Director Russ Wright, Planning Manager Levitan and Jennie Fenrich, Clerk

OTHERS PRESENT: Councilmember Steve Ewing

Chair Davis called the meeting to order at 7:07 p.m. and led the Pledge of Allegiance.

Roll Call: All present, except Commissioners Hoult and Davis. Motion made by Commissioner Welch and Seconded by Commissioner Duerr to excuse (5-0-0-2)

Guest business: None.

Approval of Minutes: Motion by Commission Cronin, seconded by Commissioner Welch, to approve the minutes of the May 5th meeting as amended. The motion carried (5-0-0-2).

Public Hearing (Continued) – Amendments to LSMC 14.44.097 (Marijuana Facilities)

Chair Cronin opened the public hearing for LUA2020-0189, a land use code amendment to the city's marijuana regulations, which had been continued from the Commission's May 5, 2021 meeting. Staff outlined the changes that had been made to the code amendment in response to comments and direction provided by commissioners on May 5. Staff clarified that it had raised the citywide limit on standalone marijuana processing facilities to 17,000 sf to avoid the creation of a nonconforming situation, and that it

also removed the sunset date on the citywide processing limit based on Commission feedback. The Commission took additional public testimony before deliberating on the revised proposal. Several commissioners expressed their desire to see a greater diversity of land uses in the Hartford and Machias Industrial areas as well as their support for stricter regulations for marijuana facilities.

Following discussion and deliberation, Commissioner Huxford made a motion to adopt only the 1,000-foot buffer between processing facilities and family day care providers. Director Wright responded that taking action on that motion would result in none of the additional changes to code language in Attachment 1 being included as part of the Commission's recommendation to City Council. Chair Cronin made a separate motion to adopt the amendments identified in Attachment 1, which was seconded. Commissioner Welch subsequently proposed an amendment to Chair Cronin's motion to also include a revised citywide limit of 54,000 sf for marijuana production, a reduction from the current citywide limit of 70,000 sf. The amendment to Chair Cronin's motion was approved by commissioners, and Commissioner Duerr seconded the amended motion. The motion passed 5-0-0-2 (Davis and Hoult absent), and the City Council will consider the Commission's recommendation at their June 8, 2021 meeting.

Discussion Items

Director Wright provided an update on the 2021 long range planning work program, including the revised schedule for the Permissible Uses code amendment and information on code projects that would be introduced over the next few months (non-conforming uses and development, impact fee update, tourist homes).

Commissioner Reports: Chair Cronin thank Planning Manager Levitan for providing a video link to the Council's public hearing on the adoption of SEPA flexible thresholds.

Planning Director's Report: Community and Planning Director Wright announced that Senior Planner Levitan has been promoted to Planning Manager. Staff has been working with Snohomish County Tomorrow with the focus on countywide growth targets.

Adjourn: Moved by Commissioner Welch, seconded by Commissioner Huxford to adjourn the meeting at 7:13 p.m. On vote the motion carried (5-0-0-2).



Jennie Fenrich, Planning Commission Clerk