

PLANNING COMMISSION REGULAR MEETING MINUTES

Remote Participation

Wednesday, January 6, 2021

CALL TO ORDER: 6:00 pm by Chair Jennifer Davis

MEMBERS PRESENT: Jennifer Davis, Janice Huxford, John Cronin, Todd Welch, Linda Hoult and Mike Duerr

MEMBERS ABSENT: Vicki Oslund

STAFF PRESENT: Community Development Director Russ Wright, Senior Planner Levitan, Assistant Planner Needham and Clerk Jennie Fenrich

OTHERS PRESENT: Councilmembers Gary Petershagen and Steve Ewing

Chair Davis called the meeting to order at 6:00 p.m. and asked Commissioner Duerr to lead the Pledge of Allegiance.

Roll Call: All present except Vicki Oslund, who was excused unanimously by the Commission.

Guest business: None

Approval of Minutes: Motion by Commissioner Welch, to approve the minutes for-12-09-2020, with one correction, seconded by Commissioner Huxford (6-0-0-1).

John Cronin was elected Chairperson for the 2021 year, Todd Welch was elected Vice-Chairperson. (6-0-0-1)

Discussion items:

Assistant Planner Needham gave a briefing on the proposed revisions to the Permissible Use Table. The draft reviewed was limited to non-residential uses such as retail, restaurants, office, and manufacturing; separate tables for residential uses and special uses (schools, parks, essential public facilities) will be introduced at future meetings. Staff's goal is to streamline the table and combine uses where applicable. The North American Industrial Classification System (NAICS) is being utilized to better align with the categories utilized by state business licensing program.

The Commission was generally pleased with the simplified format and asked for a table of definitions be included for clarity, especially for categories that have been combined or generalized. Assistant Planner Needham noted that she would present the next two sections later in January or in February.

Senior Planner Levitan introduced a proposed amendment to the City's Marijuana Facilities regulations for buffers between processing facilities and childcare centers, if certain provisions are met. The citizen-initiated amendment would allow a processing facility within 225 feet of the property lines of a childcare center, but only if the shortest

distance between the childcare center and the front entrance of the processing facility, as traveled via a public sidewalk or street, is at least 1,000 feet.

Commissioner Davis shared concerns about the odors that come with marijuana facilities, and that the Hartford Industrial area has a number of existing facilities that contribute to a noticeable odor. She had concerns that reducing the standard 1,000-foot buffer might further expose children at childcare centers to the smell. This concern was shared by multiple commissioners.

Director Wright said the Puget Sound Clean Air Agency (PSCAA) is the monitoring body for odor complaints and that the city can reach out to them to come inspect marijuana facilities. Director Wright informed the group that the childcare center that is within the standard 1,000-sf buffer of the property requesting the code amendments is a home occupation and has a small number of clients. He offered to provide an updated map of current facilities currently in business, and to reach out to PSCAA about the inspection and monitoring status for the existing facilities in the area. Commissioner Davis cautioned that code amendments would impact all other existing marijuana facilities. Director Wright said this would be the final facility to be built, as it would max out the square footage for marijuana facilities in the City. (Staff Note: It has since been determined that the 70,000-sf cap applies to only marijuana producers, and not to processing facilities.)

Commissioner Reports:

Commissioner Huxford brought attention to the current lake level and asked that the City provide notice to residents that with the high-water level there are new hidden dangers. She also reported that the sandbags that were placed along Hartford Rd were causing waters to flood inward towards the industrial area.

Director's Report: No report.

MOTION: Moved by Commissioner Davis, seconded by Commissioner Huxford to adjourn the meeting at 7:34 p.m. The motion carried (6-0-0-1).


Jennie Fenrich, Planning Commission Clerk