



STANWOOD PLANNING COMMISSION MINUTES

February 26, 2018

Call to Order

Chair Utgard called the meeting to order at 6:30PM with the following Commissioners present: Kelly McGill, Randy Heagle, Steve Shepro, Susan Ronken, Marcus Metz, Lance Dennis. Staff present; Community Development Director Ryan Larsen and Community Development Senior Planner Amy Rusko. Known public in attendance: Bryan Hansen, Kristie Flickner, Cathy Wooten, Paul Armstrong, Michelle Armstrong, David Armstrong, Dottie Gorsuch, Katie Shrock, Sarah Cookston, Aleph Fackenthall, Kathleen Shepro, Nancy Hansen, Brandy Vizmanos-Garcia, David Rodenbusle,

Chair Utgard welcomed Commissioner Lance Dennis to his first Commission meeting.

Public Requests or Comments

Tim Schmidt, 27308 101st Ave NW, Stanwood. Requested that when the city looks at the existing sign code to consider A-board signs, temporary event signs/banners and signage along SR532 for businesses that do not site on the highway. The city should be harboring good business but not allowing for sign blight. He stated that it seems as though smaller businesses are enforced more heavily than bigger businesses. He sees more leeway with the signage at bigger box stores and strip malls.

Minutes

No minutes were submitted.

New Business

Recreational Marijuana Rules Discussion

Director Ryan Larsen gave the staff report, explaining that City Council requested staff take another look at the rules and regulations to allow recreational marijuana retailers and/or marijuana producer/processors within the city limits. City Council made this request at their January 11, 2018 council meeting. Mr. Larsen summarized the rules that would be put in place regarding these marijuana uses. The city will be maintaining the 1,000 foot setback buffer from elementary/secondary schools and playgrounds, parks and childcare facilities. There is also a 2,500 foot buffer between any two retail marijuana stores. This buffer will ultimately only allow for 1 retail store within the city. The retail stores would have a limit of 2 within the city limits, but could only be located where allowed. Currently there would be no limit to the amount of producer/processors that could locate in the city. The new businesses will follow the regulations of the Stanwood municipal codes, Washington State Liquor and Cannabis Board regulations, and follow all RCW's and WAC's related to the producing, processing or selling of recreational marijuana. The producer/processors will be allowed to locate within the Light Industrial and General Industrial areas of the city. The retail stores will be allowed to locate within the Mainstreet Business I, Mainstreet Business II and General Commercial areas of the city. Depending on where the business is located there will be requirements for building façade improvements, frontage improvements and parking along the street or front of the store.

Impacts to the city that will need to be reviewed prior to a business moving in will include; water and sewer usage estimates, traffic impact fees, fire impact fees, and odor. Staff proposed to combine both the retail and producer/processor sections of the code together, but after further discussion it was decided to leave them separated so the decision can be made to approve or disapprove each one independently of each other. City staff will research the financial benefits or issues related to both the retailers and producer/processors.

The Planning Commission discussed:

- Are there any retail or producer/processor businesses wanting to come into the city at this time?
- Sign code regulations related to marijuana businesses.
- Definition of public transit station vs Stanwood station.
- Tax revenue numbers that Stanwood is expected to see.
- How do the proposed rules and regulations compare to other surrounding cities?

Public Comment:

Aleph Fackenthall, 6108 284th, Stanwood. Brought up and summarized the 2016 planning commission and city council meetings about marijuana. He stated that he is not necessarily against the use of medical marijuana, but does not want to see a recreational store locate in Stanwood.

Michael Wooten, 27828 84th, Dr., Stanwood. Stated that medical marijuana is okay but not recreational marijuana. He would like to see this issue placed on a ballot and voted on by the whole community and not just decided by the planning commission and city council members.

Katie Shrock, 26930 94th Dr. NW, Stanwood. There are inconsistent rules and regulations between businesses in Stanwood. Small business owners and issues with signs are treated differently than the big businesses. Marijuana is still Federally illegal and rules have been passed to be able to shut down businesses within states that have made it legal. Marijuana is still a schedule I controlled substance (Heroin is also a schedule I controlled substance).

Kathy Shepro, 8611 280th St NW, Stanwood. Stated that the odor nuisances throughout the city have not been addressed yet. She would like to see this part of the code be addressed prior to considering marijuana related business being discussed. The retail and producer/processors should not be packaged together. Marijuana businesses are not an appropriate business to be bringing within the city. The tax revenue estimates need to be more exact. Can staff research other cities of the same size to get a more viable number? The planning commission and city council need to be more informed with what the people want.

Cathy Wooten, 27828 84th Dr., Stanwood. Stated that it is very important to be able to speak at the planning commission meetings. Odor within the industrial zones is still an issue that has not been addressed in the code. How good is Stanwood at enforcing the code? Need to start punishing businesses that are not in compliance with the code.

Tim Schmidt, 27308 101st Ave NW, Stanwood. Concerned with issues around the signage for the retail stores. Will the businesses be allowed to have bright colors/displays/etc.? What will be done about the retail store odor next to a single family residence? How do the

neighbors get away from the smell? The store should provide brochures stating how to receive help for substance abuse.

Dottie Gorsuch, 27519 80th, Stanwood. Asked if money is more powerful than the kids? Do we want this in our city? She is appalled at the entire topic of allowing marijuana within our city. She referenced a Seattle police presentation that was done a couple years ago about the effects of legalizing marijuana has had on the City of Seattle. City Council and Planning Commissioners are like the mothers and fathers of the community. The mothers and fathers should be protecting our community and our youth. She stated that the city still has the option to allow or not allow marijuana to be legal within Stanwood, we do not have to follow what the state has done. We have a choice.

Kelly McGill, Planning Commissioner, discussed the similarities and differences between marijuana use and alcoholism. He stated he has a hard time buying into the idea that recreational marijuana will destroy a community and its children.

Bryan Hansen, 28714 75th Dr. NW, Stanwood. Wanted to know how a new business locating next to a marijuana store would be effected? If the new business is one that needs a setback buffer, will the buffer work in reverse? For example, if the new business was a child care facility would they need to be located 1,000 feet away from the marijuana retail store? He stated that he feels this is a waste of time and resources to bring forward again to the planning commission and city council. He referenced an article in the Journal of Addictive Behavior (Oregon). The downtown area should be a safe zone for people to shop and not be bothered by the nuisance of a marijuana retail store. He stated that there should be not premature decisions on this item. Who regulates the potency of the marijuana that is sold?

Kristie Flickner, 842 Madrona Beach Rd, Camano Island. Questioned why we need more marijuana in the home and community? There is no reason for a store to locate in the city of Stanwood. There are other locations that people can go to buy marijuana. The kids think it is more acceptable because they see it all over being advertised on signs, billboards, and on buildings.

Nancy Hansen, 28714 75th Dr. NW, Stanwood. She wanted to clarify the email address to send in comments about topics at the planning commission meetings.

Steve Shepro, Planning Commissioner. Stated that he received the staff report and documents 3 days prior the planning commission meeting. He would like to motion for a sub-committee to be formed to discuss the marijuana retail and producer/processors in further detail. There was no second to move this forward.

Kelly McGill, Planning Commissioner. Stated that he would like to see the retail and producer/processor regulations stay separate. Then they can be voted on separately.

Heritage Master Plan Presentation

Mr. Larsen offered to provide a 30 minute power point presentation and discussion at the meeting or the presentation could be moved to the next meeting in order to have time for a full presentation.

Commissioner Shepro stated that he would like to have the full version presented and thought it was important to have more time for the presentation. Commission Shepro made a motion to have the presentation be move to the March 12th planning commission meeting. The rest of the planning commission member supported the motion.

Commissioner Utgard stated that the Heritage Master Plan Presentation will be moved to the March 12th planning commission meeting.

No Old Business

Miscellaneous Business & Upcoming Items

Kelly McGill, Planning Commissioner. Suggested that staff visit the completed sewer installation project along Pioneer Highway next to Fox Hill Estates to check for erosion control.

Adjourn

The meeting adjourned at 7:48 PM.

Amy M. Rusko, City of Stanwood