

1. Agenda

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**PLANNING COMMISSION
AGENDA**
Monday March 26, 2018 – 6:30PM
Stanwood Fire Station (8117 267th Pl NW)

1. Call to Order
2. Roll Call
3. Public Requests and Comments
4. Minutes of February 26 and March 12, 2018 4-1
5. New Business
 - **PUBLIC MEETING:** Trailside 15 Lot Preliminary Plat 5-1
 - **PUBLIC HEARING:** Zoning Edits to Title 17 related to Retail Marijuana 5-11
6. Old Business
7. Miscellaneous Business
8. Public Comments
9. Recent Council Action on Commission Items
10. Upcoming Items
11. Adjourn

For information about this agenda, contact the Community Development Department at 360-629-2181 ext. 4512.

SPECIAL ACCOMMODATIONS: The City of Stanwood strives to provide accessible meetings for people with disabilities. Please contact the Planning Commission Clerk at 360-629-2181 ext. 4512 two business days prior to the meeting.



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



STANWOOD PLANNING COMMISSION MINUTES

March 12, 2018

Call to Order

Chair Utgard called the meeting to order at 6:30PM with the following Commissioners present: Kelly McGill, Steve Shepro, Susan Ronken, Marcus Metz, Lance Dennis. Commissioner Randy Heagle was excused. Staff present; Community Development Director Ryan Larsen, Community Development Senior Planner Amy Rusko, Planning Commission Clerk Devin Sola. Known public in attendance: Cathy Wooten, Aleph Fackenthall, Dottie Gorsuch.

No Public Requests or Comments

Minutes

The minutes of the February 12, 2018 meeting were approved as presented.

Motion. Motion by Commissioner McGill second by Commissioner Metz to approve the minutes of February 12, 2018. Motion carried unanimously.

New Business

Discussion: Recreational Marijuana Rules

Public Comment:

Aleph Fackenthall, 6108 284th, Stanwood. Asked for handout he brought with him to be distributed to the Commissioners which included the survey results and questions. Thanked City staff and Commission for working on the retail marijuana sales ordinance. Stated that after the last meeting, opponents for retail marijuana felt that the City's intention was to pass this without citizen input. Citizens decided to put together an online survey. Informed the Commission of the survey results. The results reflected that the citizens desired a vote on this issue. Named some accidents due to marijuana usage. Stated he hopes that the Commission will recommend an advisory vote or something similar of its citizens to the City Council.

The Commission discussed:

- How the survey functioned
- Results and bias of the survey
- Click poll on newspaper
- Nothing sly on behalf of the City Council – Mayor and Council Members have been clear on their positions
- Public vote for a controversial topic – unfair to discriminate for this particular use
- Marijuana as a less dangerous substance in comparison to other substances
- Anonymous survey takers – some people from Colorado took the survey, only local people's comments were recorded

- Mr. Fackenthall shared his experience visiting a retail marijuana shop
- Medical benefits and usage of marijuana
- Citizens used to have better access when the marijuana business was behind the police station/residents from Josephine could go there

Mr. Larsen inserted that the public hearing on retail marijuana will be held on March 26, 2018 here at the Fire Station before the Planning Commission at 6:30PM.

Heritage Master Plan Presentation

Mr. Larsen gave a power point presentation on the Heritage Park Master Plan, informing the Commission that this process started this year and the City hired J.A. Brennan, consultant, to assist with the master plan. The City is also looking at purchasing the property to the west of Heritage park which is owned by Josephine. Mr. Larsen explained grant opportunities and what the City is looking at funding as well as reviewed the scope of work and timeline.

The Planning Commission and citizens discussed the following:

- ADA access to playground
- Soccer supply door – bashed in to access field paint
- Washroom accessibility year round
- Josephine field used to be used for the 4th of July / air force band
- Picnic tables/shelter, RV hook-ups
- Trail connectivity issues/possibilities- paved for ADA access, curvy trails preferred
- Trail connect to library from Heritage park
- Loop trail more enticing
- Skate park enhancements
- Concession stand
- Current dog park- citizens do not follow the rules (safety issue), possibly relocating it due to wet/mud (the Strawberry Field in Marysville a good example for a dog park)
- Clean up the ditches along Lover's Lane / provide parking via ditch grates for game days/tournaments
- Field turf- life expectancy
- What is involved in maintaining pipes/drainage for fields
- Wetland enhancements- wetland plants clean the air, make the park look nicer, potential benefit to grant applications
- Plaque at entrance to park- prefer consistency to current wayfinding signs
- Parking/bioswells – these take away from parking area
- RV parks- maintenance and water, generators cause noise
- Trail or interpretive signage, mile markers / Kiosks could draw nefarious behavior
- Benches and/or seating supported by Commissioners
- Restrooms preferably closer to fields
- Large shelter for microphone/PA system access, BBQ pit – tournament ready facility
- Open fields and also topo change so park is not all flat (view mound?)
- Possible spray park- big draw for families
- Venue: Highland games, music venue- a multi-purpose area as a destination
- Lighting improved – especially around skate park, but consider light pollution
- How late can a park stay open at night per the Stanwood Municipal Code?
- Food trucks
- Basketball court (long wait at Lions Park pick-up games), Alf's court in disrepair
- Tennis/pickle ball- no space

- Play features- nature features may be nice- something for young children/siblings to do when older siblings have games
- Can we enhance what we already have, Freedom Park on Camano Island as example
- Pump track around perimeter
- Skate park features- linear vs snakes
- Ovenell: passive recreation such as music, walking, picnic tables, boardwalks/look-out points/learning center are allowed because of conservation easement

Mr. Larsen stated that he will forward these suggestions and feedback to the consultant and return to the Commission in the future with designs in order to get more feedback.

Public Comment:

Tim Schmidt, 27308 101st Ave NW, Stanwood. Thanked the Commission for their time. Stated that he believes the idea of marijuana being good or bad should not be framework for this decision. This is a complex debate that even experts cannot decide on. Gave background on testimonies given in Seattle. As an example, if an adult bookstore wanted to locate in Stanwood we most likely would not be debating the morality of it. Supports allowing retail marijuana sales.

Cathy Wooten, 27828 84th Dr., Stanwood. Said that when a person is appointed by the Mayor to be on the Planning Commission and elected to be on the City Council, the question is who are you representing? Are you representing a special interest group or the people of the community. Recalled that when Dottie was on the Council she would run through whether or not the topic of discussion would be good for our children. Also recalled speaking to Council Member Elizabeth Callaghan both when she was a Commissioner and a Council Member and how Council Member Callaghan would represent the single people in our community. Who is thinking of younger children and our older citizens? Makes me think who is holding the entire community in their decision-making. Stated that she sees the Commission as representing the community and being proactive in their decision-making. Thanked the Commission for their service and asked them to hold the greater community in mind.

Dottie Gorsuch, 27519 80th Dr., Stanwood. Read a statement in response to her comments from the previous meeting. Stated that the last time she had spoken she was considered to be complaining and would like to correct that view. Said that she is passionate about representing the community including children. She hopes that the Commission will be informed about the issue and support the community's desire to keep the City safe and clean. Added that she attends church to pray for the community and described an article about a young lady found on a roadside who had overdosed and this makes her strive to make sure that Stanwood remains a safe and wholesome community. Reiterated that she loves this community and the summer fun such as movies in the park, touch a truck, the downtown music concerts and safe night out. Supports City parks and while on Council voiced her concern about having a hotel where visitors may stop and shop while attending sporting events at Heritage Park.

Commissioner McGill thanked Ms. Gorsuch for her comments and stated that anything out of moderation can be a detriment to children such as too much white refined sugar. Stated that he believes it is the parent's job to educate their children on the vices and virtues of things that they will encounter in their life and less to dictate what others are doing such as QFC

having open cases of alcohol at the entrances/exit doors. Have heard no complaints about the alcohol. This is a cultural vs logical argument.

Commissioner Ronken added that she feels like she is representing people such as her brother and the residents of Josephine- people who are suffering.

Mr. Larsen reminded the audience that there will be a public hearing on March 26, 2018.

Aleph Fackenthall, 6108 284th, Stanwood. Inquired if anyone knows of a business that would assist with transportation to those who would like to purchase marijuana products, specifically if a City says no to marijuana retail sales. Mr. Larsen answered that he is not aware of a business that does this.

The Planning Commission discussed over the counter CBD products such as ointments available through grocery stores.

No Old Business

No Miscellaneous Business & Upcoming Items

Adjourn

The meeting adjourned at 8:20 PM.

Devin M. Sola, City of Stanwood

Ryan C. Larsen

From: Nancy H <nancyswandahansen@gmail.com>
Sent: Saturday, March 24, 2018 4:11 PM
To: Ryan C. Larsen; Erica Schorn; Clerk, City; Elizabeth Callaghan; Timothy Pearce
Subject: Emails to city planning commission never forwarded? Please respond

Hello.

Kelly McGill has told me he has only been forwarded 2 emails from the city since all of the marijuana correspondence has began.

He said he never received this email:
I sent it on 2/28

Subject: Josh Shade, marijuana

Please forward these questions to the city council & the city planning commission.

Hello.

I have a few questions that have come up after last night's meeting.

A person from Snohomish is warning our Stanwood citizens of a person named, Josh Shade, who has rented a shop in Stanwood with the purpose to sell marijuana. Is this true? Where is his shop located? What is it called and what is its current business? Does he

live in Stanwood? Does he own & run other pot businesses?

Also, can you tell me how the city planning commission is elected? Is it by ballot or appointment? People have asked me and I'm unsure of the process.

Thank you,
Sincerely,
Nancy Hansen

Sent from my iPhone

[See More](#) from Nancy H



< Home (1)

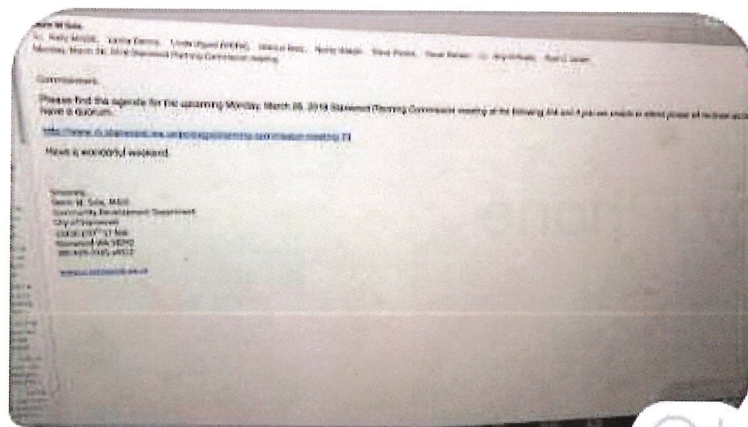
Kelly McGill >
Messenger



Mine would have been forwarded by erica Schorn or ryan larsen

We all were told to send to them & they would forward

3:14 PM



Negative. Did not receive. Not even a reference about extra

He also was unaware that there is a 12 page city ordinance on marijuana that has not been repealed that was signed by our current mayor.
(He has it now.)

Can you send that ordinance to all of the city planning commission prior to Monday's meeting or have it printed and handed to them at the meeting so they are informed?
Ordinance #1376

On July 24, 2014, the Stanwood City Council passed Ordinance 1376 which prohibits retail sales of marijuana within Stanwood. This ordinance was passed and approved by the City Council and was signed by Mayor Leonard Kelley. Ordinance 1376 includes the reasons the City Council decided against marijuana. Those reasons are summarized below:

- 1) marijuana is a federal Schedule 1 drug with high potential for abuse.
- 2) likely local effects including increased theft, burglary, robbery.
- 3) likely impacts including negative health, safety, learning and life outcomes for residents of Stanwood.
- 4) marijuana use and abuse is increasing across all age and gender groups.
- 5) increased access and availability of supply will increase the use in Stanwood with particular concern about youth.

6) increased use will lead to increases in adolescent addiction, increased emergency room admissions, increased addictions, increased number of teens needing drug treatment, reduction in IQ, increase in mental illness, poor learning outcomes, increased cases of lung damage, increased motor vehicle crashes due to impaired drivers.

7) restricting marijuana use helps to promote public health.

8) effects of marijuana could unnecessarily place Stanwood residents and others in danger of bodily harm, increase police enforcement risks and costs, and generally create undesirable liability exposure for the city.

9) Stanwood is primarily residential in character, with a focus on creating pedestrian and child friendly areas in which businesses locate, therefore it is not in the best interest of the city to allow marijuana businesses that could potentially disrupt the city's character and serve as a nuisance to city residents.

Is information being withheld from the city planning commission? I have at least a dozen, if not dozens of friends & acquaintances who have been trying to communicate with their leaders via email.

Please forward ALL emails that were sent since February to the city officials.

Thank you,
Nancy Hansen

Sent from my iPhone

Ryan C. Larsen

From: Wendell Johnson <wenartjohn@gmail.com>
Sent: Friday, March 23, 2018 10:28 PM
To: Ryan C. Larsen
Subject: Planning Commission Recommendation Regarding Marijuana sales
Attachments: Pot Recommendation.jpeg

Mr. Larsen,
Please accept our attached letter for the record as our opposition to the sale of marijuana in the City of Stanwood. Please forward to members of the Planning Commission.

Thank you.

Wendell Johnson
wenartjohn@gmail.com
(425) 238-2832

March 22, 2018

To The Honorable Planning Commission of Stanwood

Dear Commission Members,

On St. Patrick's Day of this year my wife and I attended the funeral of a 22-year old young man; a childhood friend of our children. We had been told that his death and that of his girlfriend were a result of drugs, but few details were shared. He came from a large family, and a few of his siblings shared their thoughts at his funeral. As they talked, it became more and more clear that his descent into the drug culture was incremental and we could not help but wonder whether his introduction to that world began with pot. More than once the heart-wrenching comment was made that they expected the large number of folks gathered to be at his wedding, not his funeral.

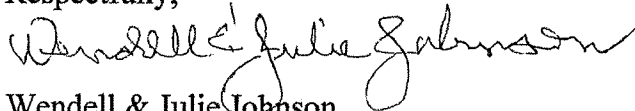
So how many young people are there out there on the same road who are days, weeks, months, or years from the same fate? How do we determine who will and who won't succumb to the lure to try something just a little more mind-altering? How many of those who do succumb to that lure will "pull out of it" with no effects and how many will reduce their chances for a more fulfilled life by either compromising their health, compromising their employability, or even ending up dead like this young man? Do we become accomplices to those compromises or their death by making it easier to start down that road?

And please don't justify pot by saying it has less of an impact than alcohol and that alcohol is abundantly available. That is somewhat like telling a patient with pancreatic cancer not to worry about his newly-diagnosed lung cancer. We grant you that both pot and alcohol have medicinal applications, but our old-fashioned opinion is that to make either readily available for recreational purposes does a disservice to those who are not capable of managing their own proclivity for over-indulging.

We therefore respectfully request that the Commission forward a recommendation to the City Council of putting the question of pot sales in Stanwood to a vote of the people at the least, or preferably, recommend that the City maintain the ban on sales outright.

Thank you for your consideration.

Respectfully,

A handwritten signature in cursive script, appearing to read "Wendell & Julie Johnson".

Wendell & Julie Johnson
852 Madrona Beach Road
Camano Island, WA

Ryan C. Larsen

From: Mark Palmer <palmeroncamano@gmail.com>
Sent: Friday, March 23, 2018 4:33 PM
To: Ryan C. Larsen
Subject: Marijuana--Stanwood

Ryan,

As a Camano Island resident and mom of 5, I oppose the idea of marijuana retail shops in Stanwood.

I also believe that the citizens of Stanwood should be allowed to vote on this controversial issue.

Please make me a "party of record" for the March 26th public hearing.

Thank you,

Karen Palmer

Ryan C. Larsen

From: Margaret DuPree <schoolbus55@msn.com>
Sent: Saturday, March 24, 2018 6:32 PM
To: Ryan C. Larsen
Subject: Opposition to marijuana store in Stanwood

Dear Ryan,

Thank you for reading my email. I am writing because I'm truly concerned about having a retail marijuana store in Stanwood!

I have lived here 30 years and I've driven school bus for 25 of those years. I have seen a lot of changes in Stanwood during this time. Because of parents working and children being left at home by themselves, I strongly believe we need to nurture them with a "good" environment not one that has the potential for bad. These children need to see a healthy environment.

I strongly believe this will change the "family" environment that loves to walk, ride bike and hang out safely in town and at area parks.

Please listen to the many families who aren't trying to control others but want to protect Stanwood's safe and great reputation!!

Thank you so much for considering my voice. Sincerely, Margaret Dupree

Sent from my iPhone

Ryan C. Larsen

From: Kristie Flickner <kflickmops@gmail.com>
Sent: Friday, March 23, 2018 2:45 PM
To: Ryan C. Larsen
Subject: Party of record for 3/26 meeting

Hello,

I have spoken already at a February meeting so I would like to be on record as against marijuana retail shop in downtown Stanwood. Please reconsider, the placement is horrible, and the people want a vote! Thank you.

Respectfully,
Kristie Flickner
842 Madrona Beach Rd
Camano Island, WA

ATTACHMENT C

PUBLIC COMMENTS

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Ryan C. Larsen

From: Diane Veazey <thevzfamly@frontier.com>
Sent: Friday, March 23, 2018 8:17 AM
To: Ryan C. Larsen
Subject: Marijuana Store in Stanwood



Mr. Larsen,

I am writing as a party of record to share my concerns of the potential marijuana store planned for the city of Stanwood. My husband and I own a small business on the same street that the potential marijuana shop is hoping to open. In fact, it would be within view of our business, just across the street.

I strongly oppose any marijuana retail shops in Stanwood. There is no need for one here as there is a marijuana shop a few miles on Camano Island which is only a short distance from this downtown area.

My concerns are many. There are two public schools that are only a few blocks from that area. Children from the high school (which is up the hill just a bit) walk along 271st daily as well. It seems dangerous to allow a marijuana store to be placed on that street. The public library is just down the street, and a church where hundreds of youth gather each week is only a few blocks away. The proposed location is not well thought out. There are too many children and tourists that walk that area. There is a cupcake store only 50 yards or so from the proposed location. An apartment complex is on the same block as the proposed location. A marijuana store just doesn't "fit" in this quaint, downtown location on so many levels.

Finally, I request that this issue be voted on by the citizens of Stanwood. This issue needs to be on the ballot for us to voice our concerns. It will affect our entire community and our voice needs to be heard.

Thank you,

Diane Veazey
Stanwood, WA

 Sent with [Mailtrack](#)

Devin M Sola

From: Erica Schorn
Sent: Thursday, March 22, 2018 1:06 PM
To: Devin M Sola
Subject: FW: Please submit as "Party of Record" for March 26th meeting

Follow Up Flag: Follow up
Flag Status: Flagged

From: Nancy H [mailto:nancyswandahansen@gmail.com]
Sent: Thursday, March 22, 2018 1:00 PM
To: Ryan C. Larsen <ryan.larsen@ci.stanwood.wa.us>; Erica Schorn <erica.schorn@ci.stanwood.wa.us>
Subject: Please submit as "Party of Record" for March 26th meeting

Hello.

Please submit this as a "party of record" for the March 26th public hearing and to the packet that goes forward to the city council on the topic of marijuana retail in Stanwood.

I would like to ask the city to please let the people of Stanwood vote on whether or not Stanwood should allow retail marijuana shops in our downtown. Stanwood has ALWAYS voted NO, even in the 2012 Snohomish county election, when Stanwood's votes were factored out of the whole, we voted no on I-502. Please let the people decide by a vote.

The following is the "Letter to the Editor" I submitted to the Stanwood paper on March first and which they ran shortly after.

Marijuana
Don't let city revisit prospect of a 'drug' store

Dear Editor,

Legalizing marijuana retail shops and production facilities in the city of Stanwood would negatively impact the safe, friendly, family feel of our wonderful small town. Having such a storefront visible from Main Street, near the cupcake shop, would normalize marijuana use to children, reduce a teen's perception of its risks and create a situation in which our city would financially benefit from more of our citizens becoming drug users. In 2016 the city council voted on this issue, and it did not pass. Two of the positions on the city council have now changed and the vote now will likely be 5 to 2 in favor of allowing marijuana shops in town, according to a former city council member's opinion. At the Feb. 22 city council meeting, the mayor did not allow anyone to speak on this issue during the time of public comment. The following Monday, nearly 30 community members attended the city planning commission meeting where a 22-page document was presented at City Council's request. Several community members shared their researched reasons for wanting the planning commission to oppose this plan. No one from the audience spoke in favor of it. Steve Shepro from the city planning commission shared statistics and estimated that the revenue gained by the city would be about \$10-20K annually.

Community members said the money did not outweigh the unknown impacts of marijuana retail stores on a city, the probability that teens would have more access to marijuana and the fact that marijuana is still a federally illegal schedule 1 drug.

Community residents should attend the city council meeting on March 8 to voice their opinion about Stanwood allowing marijuana retail stores and production facilities in our town. The city council said there will be an upcoming public hearing but has not announced the date yet.

Nancy Hansen
Stanwood

Erica Schorn

From: ergepilk2006@aol.com
Sent: Thursday, March 22, 2018 12:56 PM
To: Erica Schorn
Subject: Opposes Retail Marijuana shop downtown area

Follow Up Flag: Follow up
Flag Status: Flagged

To Stanwood City Council,

My family **opposes** a retail marijuana shop in downtown Stanwood.

We heard the City of Stanwood will be deciding whether to put a retail marijuana shop at the old glass shop at 8808 271st St NW. Front and center in our little downtown area.

If marijuana shops should not be next door to a school or library or park, then why are you putting this shop across the street from a cupcake shop where our kids go?

Please share with us why you would place a marijuana shop there? We have enough problems in our small community without adding another headache to deal with.

Don't you know in the minds of our children it normalizes it? It makes kids think that its safe! You can also bet, that our younger kids will get it, if its made easier to get too by someone else buying it for them. Don't kid your self as kids now days are getting a lot smarter then we and you included.

Rather than looking at the potential revenue and income, you should be looking at the moral character of our community and not a lot of pot heads walking around.

Please reconsider your plans of taking part to rip the innocence from our little ones and our town. We love our little community and our neighbors without bringing in junkies to live on the street and setting up small encampments like Seattle and else where.

Thank you for your consideration,

Eric & Georgia Pilkington
7102 278th ST. NW
Stanwood, WA 98292

Erica Schorn

From: Nancy H <nancyswandahansen@gmail.com>
Sent: Thursday, March 22, 2018 1:00 PM
To: Ryan C. Larsen; Erica Schorn
Subject: Please submit as "Party of Record" for March 26th meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Hello.

Please submit this as a "party of record" for the March 26th public hearing and to the packet that goes forward to the city council on the topic of marijuana retail in Stanwood.

I would like to ask the city to please let the people of Stanwood vote on whether or not Stanwood should allow retail marijuana shops in our downtown. Stanwood has ALWAYS voted NO, even in the 2012 Snohomish county election, when Stanwood's votes were factored out of the whole, we voted no on I-502. Please let the people decide by a vote.

The following is the "Letter to the Editor" I submitted to the Stanwood paper on March first and which they ran shortly after.

Marijuana
Don't let city revisit prospect of a 'drug' store

Dear Editor,

Legalizing marijuana retail shops and production facilities in the city of Stanwood would negatively impact the safe, friendly, family feel of our wonderful small town. Having such a storefront visible from Main Street, near the cupcake shop, would normalize marijuana use to children, reduce a teen's perception of its risks and create a situation in which our city would financially benefit from more of our citizens becoming drug users.

In 2016 the city council voted on this issue, and it did not pass. Two of the positions on the city council have now changed and the vote now will likely be 5 to 2 in favor of allowing marijuana shops in town, according to a former city council member's opinion.

At the Feb. 22 city council meeting, the mayor did not allow anyone to speak on this issue during the time of public comment. The following Monday, nearly 30 community members attended the city planning commission meeting where a 22-page document was presented at City Council's request.

Several community members shared their researched reasons for wanting the planning commission to oppose this plan. No one from the audience spoke in favor of it. Steve Shepro from the city planning commission shared statistics and estimated that the revenue gained by the city would be about \$10-20K annually. Community members said the money did not outweigh the unknown impacts of marijuana retail stores on a city, the probability that teens would have more access to marijuana and the fact that marijuana is still a federally illegal schedule 1 drug.

Community residents should attend the city council meeting on March 8 to voice their opinion about Stanwood allowing marijuana retail stores and production facilities in our town. The city council said there will be an upcoming public hearing but has not announced the date yet.

Nancy Hansen

Erica Schorn

From: Aleph Fackenthall <aleph.fackenthall@gmail.com>
Sent: Thursday, March 22, 2018 7:52 AM
To: Ryan C. Larsen; Erica Schorn
Subject: 1st Letter to the Editor

Hello Erica/Ryan,
Could you include this 'Letter to the Editor' in the documents that get sent to the City Council.

Who cares about marijuana sales in Stanwood?

In 2016 there was a movement to allow the sale of recreational marijuana within Stanwood city limits. The primary players included a medical marijuana dispensary business owner and an employee, the planning commission and city council. Many secondary players, also supporters, were from the dispensary's several-hundred customer base.

One surprising and unexpected opposing voice was heard at one meeting. An articulate and well-prepared eighth-grader shared her concerns, only to be met during and after with grumbling, threatening and snide remarks from the supporters. For her safety, at a subsequent meeting, she and her mom were offered a police escort to their car.

At the June 23, 2016 meeting, the sign on the dispensary door could well have read, "Speak your mind at the upcoming council meeting or our doors will close on July 1." The primary and many more of the secondary players spoke their opinions vehemently. However, none of the supporters said the drive to another store outside city limits would be of much hardship.

Once the public at large learned of the upcoming vote at the July 15 council meeting, there was a huge influx of well-reasoned opponents who had no monetary interest and who were only related by their desire to keep Stanwood a wholesome, healthy and safe community.

With new city council members recently elected, the story is once again unfolding. What will our city officials' legacy be? Will they be known for recommending local marijuana sales for the estimated \$20K tax revenue it could provide? Will they make pot readily available for those who don't want to drive a short distance to a less populated location? Or, will they stand firm against the negative impact of sales so close to the children, families and businesses represented in our hometown?

Aleph Fackenthall
Stanwood

Erica Schorn

From: Aleph Fackenthall <aleph.fackenthall@gmail.com>
Sent: Thursday, March 22, 2018 7:55 AM
To: Ryan C. Larsen; Erica Schorn
Subject: 2nd Letter to the Editor

Hello Ryan/Erica,
This is the 2nd 'Letter to the Editor'. Can you include this in the packet being sent to the City Council.

Let the people vote.

In last week's Planning Meeting, wise words were shared regarding marijuana sales. "This is such a controversial subject that Stanwood citizens should have an advisory vote". This comment fostered the idea of creating a survey to discover the opinion of Stanwood citizens. Many joined efforts and the Stanwood Marijuana Survey was launched, spreading primarily via Facebook, with over 550 individuals completing the survey in the first week. <https://surveymonkey.com/r/StanwoodMarijuanaSales>

When the survey results were initially shared with me, they were strongly in opposition to retail sales. However as time progressed and as more supporters 'liked' and 'shared', a more balanced vote appeared.

This survey was not initiated by the city or the planning commission but by concerned citizens, whose view was understandably biased. However, this bias appears to have been mitigated by three factors: the disclaimer at the beginning of the survey, the volume of individual responses, and the filtering out of anonymous voters.

On the main topics of importance—the overall impact of a marijuana store in town and whether or not such a store would negatively affect current or future business—the results were evenly split. However, over 370 individuals (77% of those polled), said that this question should be put to the vote of the citizens.

As a result of the past election, the city now has the council votes to impose the decision to allow local sales of marijuana. Unfortunately, the stance of council candidates on this issue was not included in the voters' pamphlet, or the outcome might have been different. It would be prudent for the current council members to understand the perspective of the majority of citizens prior to changing this law.

Follow the example of the City of Snohomish. Let the citizens vote before changing the law.

Aleph Fackenthall

Erica Schorn

From: GARY <ganawilliams72@comcast.net>
Sent: Wednesday, March 21, 2018 3:10 PM
To: Erica Schorn
Subject: LET PEOPLE VOTE

Dear Erica Schorn:

My family opposes retail marijuana shops in Stanwood. We do not agree with the city council's decision.

We are requesting that you please forward this email to the city council and the city planning commission. We are asking the city council and the planning commission to let the citizens of Stanwood vote on this issue of allowing retail marijuana in our town.

We voted the city council in trusting that they would work for the people of Stanwood and would listen to our voices! They can be voted out at another election.

Thank you,
Gary and Nancy Williams

Sent from Xfinity Connect Mobile App

Devin M Sola

From: Erica Schorn
Sent: Wednesday, March 21, 2018 3:34 PM
To: Devin M Sola
Cc: Ryan C. Larsen
Subject: FW: LET PEOPLE VOTE

From: GARY [mailto:ganawilliams72@comcast.net]
Sent: Wednesday, March 21, 2018 3:10 PM
To: Erica Schorn <erica.schorn@ci.stanwood.wa.us>
Subject: LET PEOPLE VOTE

Dear Erica Schorn:

My family opposes retail marijuana shops in Stanwood. We do not agree with the city council's decision.

We are requesting that you please forward this email to the city council and the city planning commission. We are asking the city council and the planning commission to let the citizens of Stanwood vote on this issue of allowing retail marijuana in our town.

We voted the city council in trusting that they would work for the people of Stanwood and would listen to our voices! They can be voted out at another election.

Thank you,
Gary and Nancy Williams

Sent from Xfinity Connect Mobile App

Ryan C. Larsen

From: Kathy Grant <kgrantwa@gmail.com>
Sent: Tuesday, March 20, 2018 8:30 AM
To: Ryan C. Larsen
Cc: Kathy Grant
Subject: Party of Record comments retail marijuana store

Hello,

I oppose the operation of a retail marijuana store in Stanwood and write to ask that my comments be made part of the public record.

These are my concerns:

1. Marijuana is considered a Schedule 1 Drug, meaning that it is highly addictive. I believe marijuana is a gateway drug to harder drug use. Only a few years ago (2015), law enforcement spoke about the heroin epidemic in the area, as reported by the Stanwood Camano News. I don't want to see a resurgence of this.
https://www.scnews.com/news/article_219bea84-e841-11e4-8909-83168c60ba21.html
2. Under age recipients would have greater access to pot with a store in town. If it becomes more normalized in our culture, younger people will try it. The risk of addiction is higher among teens (17%) than adults, as noted by the Snohomish Regional Drug Task Force. <http://www.srdtf.org/articles/marijuana-facts-teens>
3. Since its legalization, data is being collected showing that marijuana usage among teens has increased, the number of impaired driving accidents has increased, and hospital visits due to marijuana-related poisonings have increased. https://www.idahopress.com/members/colorado-shows-negative-impacts-of-legalizing-marijuana/article_6d2ab5fb-7af3-5532-a7d1-8bddae92f4aa.amp.html
http://www.ci.stanwood.wa.us/sites/default/files/fileattachments/ordinance/1044/ord_1368_extend_marijuana_moratorium.pdf
4. The proposed location, on Main Street in downtown Stanwood, is terrible. Since there are several buffer zones preventing marijuana from being sold near places where children frequent, it seems contradictory to house one in the middle of town, a site for parades, fun runs, the car show and other family-friendly events.

Thank you for your consideration of my opinion on this matter.

Sincerely,

Kathleen Grant

8201 283rd St., NW

Stanwood, WA 98292

Ryan C. Larsen

From: Nancy Williams <ganawilliams72@comcast.net>
Sent: Monday, March 19, 2018 2:51 PM
To: Ryan C. Larsen
Subject: Marijuana shops in Stanwood

Ryan Larsen, Interim City Administrator

10220 270th Street NW

Stanwood, WA 98292

Dear Mr. Larsen,

Please make us a party of record re: Retail Marijuana Sales in Stanwood, stating our opposition to the operation of such a business in our community.

If marijuana shops should not be next door to a school or library or park, then why are you putting this shop across the street from a cupcake shop? Please share with us why you would place a marijuana shop there?

Don't you know in the minds of our children it normalizes it? It makes kids think that its safe! Rather than looking at the potential revenue and income, you should be looking at the moral character of our community. Money is NOT the answer to every situation!!

Please reconsider your plans of taking part to rip the innocence from our little town.

Thank you for your consideration on this very important matter.

Sincerely,

Gary and Nancy Williams

27832 72nd Avenue, NW

Stanwood, WA 98292

Ryan C. Larsen

From: Peggy Kitting <peggypooh321@yahoo.com>
Sent: Monday, March 19, 2018 12:10 PM
To: Ryan C. Larsen
Subject: Opposition of Retail Marijuana Shop in Stanwood

Ryan Larsen, Interim City Administrator
10220 270th Street NW
Stanwood, WA 98292

Dear Mr. Larsen,

Please make me a party of record re: Retail Marijuana Sales in Stanwood, stating my opposition to the operation of such a business in our community.

Stanwood City Council is trying to change city law to allow marijuana sales in the Mainstreet Business zone (the “east downtown” area). This “acceptable” zone was determined because it’s all that’s left on the zoning map once you carve out residential areas and draw the state-mandated 1,000 foot buffer-zones around schools, playgrounds, recreation centers, child care centers, public parks, transit centers, and the library. The logic of the buffer-zone is that marijuana sales should not be happening in areas that are frequented by children.

The state doesn’t include downtown areas in the buffer zone list, but it’s clear that many people believe that those areas should also be restricted. The vast majority of Washington cities (including Mount Vernon, Burlington, Anacortes, Arlington, Lake Stevens, Monroe, Oak Harbor, and Bellingham) limit retail shops to industrial and commercial zones and do NOT allow them in downtown zones. Also, about 1/3 of Washington cities do not allow retail marijuana sales anywhere in their city.

Source: <http://mrsc.org/Home/Explore-Topics/Legal/Regulation/Marijuana-Regulation-in-Washington-State.aspx#local-zoning-approaches>

It just makes sense – if marijuana shops shouldn’t be next-door to a school or library or park, then they shouldn’t be next-door to a downtown cupcake shop. Downtown Stanwood is a hub and gathering place for our city – we have parades, farmers markets, glass quest, car shows, art festivals, holiday decorations and activities, shopping, restaurants – downtown attracts people of all ages!

Rather than looking at the potential revenue and income, we should look at the moral character of the community.

Thank you for your consideration on this very important matter.

Peggy Kitting
7229 286th PL NW
Stanwood, WA 98292
408 220-4673

Ryan C. Larsen

From: Irene Lyford <imlyford2@gmail.com>
Sent: Monday, March 19, 2018 12:21 PM
To: Ryan C. Larsen
Subject: Fwd: Opposition to the sale of marijuana in Stanwood

Mr. Larsen,

I am re-sending this email to specify that I want it on file as a party of record for the March 26th public hearing.

Thank you,
Irene Lyford
27928 80th Ave NW
Stanwood, WA. 98292

----- Forwarded message -----

From: "Irene Lyford" <imlyford2@gmail.com>
Date: Mar 19, 2018 11:51 AM
Subject: Opposition to the sale of marijuana in Stanwood
To: <ryan.larsen@ci.stanwood.wa.us>
Cc:

Dear Mr. Larsen,

I am writing to let you and the City Counsel know that I strongly oppose the sale of marijuana in Stanwood. I know that I am not alone in this opposition and it is disheartening to know that the decision to allow this in our city is in the hands of just a few people.

My husband and I have lived here for 20 years and our 3 children have been, and still are being raised in this community. We have seen positive changes with new business coming to town and still maintaining our small town charm. I think that to allow a marijuana retail store to operate right in the middle of our downtown where we hold parades and other community gatherings is detrimental to the charm, and possibly safety, that now exists.

I believe that whatever financial gain there is for this, will be far outweighed by the negative possibilities - including increased crime, negative health impacts, and stigma this part of town may receive which could affect other downtown businesses.

Even though marijuana is legal, it doesn't make it a good thing. It's hard enough to teach our children right from wrong and how to make good, healthy choices. And it makes it more challenging when a business exists just a few miles from where we live, and is just blocks from our church, that encourages the use of a drug that is a gateway drug and can be addictive as well. It helps 'normalize' it's use which is dangerous.

I encourage the Counsel to vote against this. And, or, if possible, bring this to a vote of the citizens of Stanwood.

Thank you for your time and consideration in this very important matter.

Sincerely,

Irene Lyford
27928 80th Ave NW
Stanwood, WA 98292

Ryan C. Larsen

From: Peggy Kitting <peggykpooh321@yahoo.com>
Sent: Monday, March 19, 2018 12:04 PM
To: Ryan C. Larsen
Subject: OPPOSE Retail Marijuana Shop in Stanwood

Ryan Larsen, Interim City Administrator
10220 270th Street NW
Stanwood, WA 98292

Dear Mr. Larsen,

Please make me a party of record re: Retail Marijuana Sales in Stanwood, stating my opposition to the operation of such a business in our community.

On July 24, 2014, the Stanwood City Council passed Ordinance 1376 which prohibits retail sales of marijuana within Stanwood. This ordinance was passed and approved by the City Council and was signed by Mayor Leonard Kelley. Ordinance 1376 includes the reasons the City Council decided against marijuana. Those reasons are summarized below:

- 1) marijuana is a federal Schedule 1 drug with high potential for abuse.
- 2) likely local effects including increased theft, burglary, robbery.
- 3) likely impacts including negative health, safety, learning and life outcomes for residents of Stanwood.
- 4) marijuana use and abuse is increasing across all age and gender groups.
- 5) increased access and availability of supply will increase the use in Stanwood with particular concern about youth.
- 6) increased use will lead to increases in adolescent addiction, increased emergency room admissions, increased addictions, increased number of teens needing drug treatment, reduction in IQ, increase in mental illness, poor learning outcomes, increased cases of lung damage, increased motor vehicle crashes due to impaired drivers.
- 7) restricting marijuana use helps to promote public health.
- 8) effects of marijuana could unnecessarily place Stanwood residents and others in danger of bodily harm, increase police enforcement risks and costs, and generally create undesirable liability exposure for the city.
- 9) Stanwood is primarily residential in character, with a focus on creating pedestrian and child friendly areas in which businesses locate, therefore it is not in the best interest of the city to allow marijuana businesses that could potentially disrupt the city's character and serve as a nuisance to city residents.

Source:

http://www.ci.stanwood.wa.us/sites/default/files/fileattachments/ordinance/1496/ord_1376_prohibit_rec_marijuana.pdf

The majority of the current City Council apparently now believes that all of those reasons have either gone away or just don't matter anymore. Stanwood either deserves an international award for overcoming all negative effects of marijuana in less than four years, or we need to be extra cautious about jumping into a grand experiment on our children and youth.

Thank you for your consideration on this very important matter.

Peggy Kitting
7229 286th PL NW
Stanwood, WA 98292
408 220-4673

Ryan C. Larsen

From: Laurie Caniglia <lcanig@icloud.com>
Sent: Monday, March 19, 2018 10:59 AM
To: Ryan C. Larsen
Subject: Marijuana Shop

To whom it may concern:

I write the above "to whom it may concern" with the thought that this concerns many many people, both knowing and unwittingly.

Our charming community is growing and though I live on Camano, I shop, spend time with friends, have one Child in school in Stanwood and soon to be all of mine as they enter middle school and high school. Having marijuana so accessible for not only my kids but the community is a huge negative in my perspective.

A large draw to our community is that though there are many people and more more services provided it is still a little bit of a throwback in a good way. I'd like to see the community maintained as a growing community that cares for its citizens. This is not caring for the heart, soul, or mental health of individuals who have a propensity towards addiction, or preserving the "innocence" of children within our community.

Having worked with teenagers for over five years at a therapeutic residential program, I know firsthand the problems that come with the usage of marijuana. Some of these kids did more than marijuana, but most of them started with marijuana and I have read research speaking to the adverse effects of marijuana, and I have seen it dissolve relationships and more.

Why make this so accessible? There are plenty of other places that folks can get their pot if they'd like. They can hop on over to the island or they can go north.

I strongly oppose having a local pot shop. Thank you for hearing my voice amongst all of the others that are chiming in the same day.

Laurie Caniglia
3605408057

Sent from my iPhone

Ryan C. Larsen

From: Nancy H <nancyswandahansen@gmail.com>
Sent: Monday, March 19, 2018 11:50 AM
To: Ryan C. Larsen; Erica Schorn; Leonard Kelley
Subject: Please let Stanwood vote on marijuana

Hi there-

Please forward this email to all of the city council & the city planning commission.

This is the info from Garth Fell I sought out on having an advisory vote this coming fall, see photos of his email to me on election costs.

I ask that you please let the city vote on the issue of marijuana.

Stanwood has ALWAYS voted NO on this issue, even when factored from the state election on decriminalizing the drug.

We voted NO.

(Please include 3 attached photos)

Thank you.

Nancy Hansen

Nancy,

It is important to understand that what I can provide is an estimated costs based on what I know now about the 2018 November General Election. The City, if it were to place an issue on the ballot, will be responsible for their portion of the actual total cost of the election. The actual costs is heavily impacted by voter turnout. The City's portion is heavily impacted by what other jurisdictions decide to place a measure on the ballot.

With all that said, I would estimate that if the city placed an issue on the 2018 November General Election, the costs would be roughly \$2,500.

Please let me know if you have any other questions.

Garth Fell

Garth Fell

Elections and Recording Manager

Snohomish County Auditor's Office



3000 Rockefeller Avenue, M/S 505

Everett, WA 98201-4046

425-388-3625 | garth.fell@snoco.org

| www.snoco.org

Notice: All emails and attachments sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

SNOHOMISH COUNTY

G_11062012_ELEC

11/27/2012

Statement of Vote

Initiative to the Legislature 502

	Registered	Turnout	Percent	YES	NO
STANWOOD 1	361	231	63.99%	125	99
STANWOOD 2	538	411	76.39%	199	205
STANWOOD 3	499	407	81.56%	186	212
STANWOOD 4	682	602	88.27%	278	311
STANWOOD 5	729	614	84.22%	300	300
STANWOOD 6	347	277	79.83%	130	144
STANWOOD 7	385	290	75.32%	155	130
Total:	3,541	2,832		1,373	1,401
				49.50%	50.50%
				YES	NO

Source: <http://www.snoco.org/elections/results/PastElectionResu>
<http://www.snoco.org/elections/results/1106sov/1112Ca>
<http://www.snoco.org/elections/results/1106sov/47.htm>

Sent from my iPhone

Ryan C. Larsen

From: Peggy Kitting <peggypooh321@yahoo.com>
Sent: Monday, March 19, 2018 12:00 PM
To: Ryan C. Larsen
Subject: Oppose Retail Marijuana Shop in Stanwood

Ryan Larsen, Interim City Administrator
10220 270th Street NW
Stanwood, WA 98292

Dear Mr. Larsen,
Please make me a party of record re: Retail Marijuana Sales in Stanwood, stating my opposition to the operation of such a business in our community.

When cities decide to have a Retail marijuana shop, it normalizes it. It makes kids think it is normal and safe. Do you truly have a clear picture of teen marijuana consumption? I will guarantee, it will rise!

The city council members who are proposing a retail marijuana shop in our historic town realize the effects, especially when you combine marijuana and alcohol, how much more impaired that makes you? We cannot predict the future, but we can clearly picture from other cities that are doing this, what they are going through right now. Years later regretting making this bad decision.

Thank you for your consideration on this very important matter.
Peggy Kitting
7229 286th PL NW
Stanwood, WA 98292
408 220-4673

Ryan C. Larsen

From: Irene Lyford <imlyford2@gmail.com>
Sent: Monday, March 19, 2018 11:51 AM
To: Ryan C. Larsen
Subject: Opposition to the sale of marijuana in Stanwood

Dear Mr. Larsen,

I am writing to let you and the City Counsel know that I strongly oppose the sale of marijuana in Stanwood. I know that I am not alone in this opposition and it is disheartening to know that the decision to allow this in our city is in the hands of just a few people.

My husband and I have lived here for 20 years and our 3 children have been, and still are being raised in this community. We have seen positive changes with new business coming to town and still maintaining our small town charm. I think that to allow a marijuana retail store to operate right in the middle of our downtown where we hold parades and other community gatherings is detrimental to the charm, and possibly safety, that now exists.

I believe that whatever financial gain there is for this, will be far outweighed by the negative possibilities - including increased crime, negative health impacts, and stigma this part of town may receive which could affect other downtown businesses.

Even though marijuana is legal, it doesn't make it a good thing. It's hard enough to teach our children right from wrong and how to make good, healthy choices. And it makes it more challenging when a business exists just a few miles from where we live, and is just blocks from our church, that encourages the use of a drug that is a gateway drug and can be addictive as well. It helps 'normalize' it's use which is dangerous.

I encourage the Counsel to vote against this. And, or, if possible, bring this to a vote of the citizens of Stanwood.

Thank you for your time and consideration in this very important matter.

Sincerely,

Irene Lyford
27928 80th Ave NW
Stanwood, WA 98292

Stanwood Marijuana Survey Summary

The point of this survey was to try to determine what the majority of Stanwoodites really think about marijuana sales in town. Though the majority voted to legalize marijuana, it isn't clear they were also approving a recreational store on main street.

The pole was put together hastily last week when it was learned that there would soon be another vote on this issue. It was not created by a professional unbiased party by any means and the content, grammar and wording make this evident. In the interest of full disclosure, the introduction states that the survey was created by opponents. Though questions try to address the concerns often voiced in this debate, it is expected that a poll sponsored by opponents will not have much credibility with supporters. To give the survey more credibility, only results from those who share their name and address were included.

The survey was sent to opponents, supporters and as many unrelated parties as possible. It has taken on a life of it's own as it has been shared and liked through Facebook hundreds of times.

When the survey results were initially shared with me, they were strongly in opposition to retail sales as we all had hoped. However as time progressed and as more supporters "liked" and "shared," the tide was turned. What stood out was the over 77 percent of those polled said this question should be put to the vote of the citizens.

It was of interest to us to look at the opinions of those who wanted to see a ballot vote on this issue. We were disappointed. Of those who wanted this issue taken to the polls, only 45% thought a retail store would have a negative effect on current or future businesses and on Stanwood as a whole.

I think it showed prudence that, when facing a similar decision, the Snohomish City Council opted for an advisory vote of its citizens. The Planning Commission should consider giving a similar recommendation to our City Council.

The process of reading the comments of folks who took the survey was enlightening and has helped me change my view on MJ dramatically. However, even with my new outlook on marijuana, I still feel like the City Council is trying to sneak this past the citizens and that feels wrong on many levels. This is such a controversial issue, for the health of our city and the honor and reputation of our city officials, this issue should be a vote of the people. Please consider recommending this to the City Council.

Regards,

Aleph Fackenthall

Q13 Other comments or concerns to be shared with the Stanwood Planning Commission?

Answered: 109 Skipped: 79

#	RESPONSES	DATE
1	This survey is completely biased in their questions. Don't take this survey into account.	3/11/2018 12:12 AM
2	support Vote yes!!!	3/10/2018 6:06 PM
3	oppose It effects more than just in town residents. Those of us living out side of town but in the Stanwood school district should have a say before this important of an issue be allowed . We send our children to the schools, pay taxes to the schools and are directly effected by this type of discussion.	3/10/2018 4:48 AM
4	oppose Pedestrian deaths up over 10% in states with open marijuana laws. More DUI as well. Dealers are already selling drugs to KIDS in Haggen parking lots. Don't need more.	3/9/2018 1:37 PM
5	support I recognize the concerns around a marijuana shop. It doesn't help that the state requires them to operate in a cash only basis. But there are few negative impacts and a good deal of positive. It will bring more business to downtown, and it will allow people to access their drug of choice (let's face it -- the pharmacy next door, the grocery store selling alcohol, and the smoke shop selling vapes all offer a drug of choice! Leave the puritanical sensibilities out of this, read real information and existing studies on the non-addictive and positive benefits of marijuana, and make this a reality for Stanwood residents.	3/9/2018 12:30 PM
6	None	3/9/2018 9:56 AM
7	support I'd work on shutting down bars and making stricter alcohol laws. Alcohol is a much more devastating and harmful substance. Lost more than one friend to alcohol never lost one to weed growing up.	3/9/2018 7:23 AM
8	support Stanwood residence are buying their pot on Camano and other places. Youth don't buy at pot shops. They buy it off the street or get it from their parents. This will not change. They don't drink more because alcohol can be bought in stores. They wont smoke more if their is a pot shop in Stanwood	3/9/2018 6:12 AM
9	oppose I do not use Marijuana.	3/9/2018 6:03 AM
10	oppose Please do not allow a recreational marijuana store within Stanwood. I have worked and participated at events in a local town for the past 10yrs, who's higher standard of citizens, character, and life has been on a decline due to the increased presence of marijuana. The tax money is definitely a plus, but at what cost? A gateway drug for youth? Another avenue for locals to spend money on something just to forget the rough parts of their day while the money could be invested into more profitable things (family, home, personally, etc)? While I believe marijuana has a great medical quality when given by prescription, I believe it will only benefit thoes with a leaning towards drug use and addiction, and will negativity affect Stanwood eventually overall. Thanks.	3/9/2018 6:01 AM
11	oppose This is a very bad idea.	3/9/2018 1:04 AM
12	support I believe it could bring in extra city revenue with no danger to our youth. A licensed marijuana dispensary sells only to to adults 21 years of age or older and would curb the demand for marijuana from illegal sources that might also sell to kids. I would rather see marijuana sold in a controlled environment that keeps it out of the reach of our children.	3/8/2018 11:51 PM
13	support It's a good way to help business in Stanwood	3/8/2018 11:40 PM
14	oppose Stanwood does not need to bring this into our community! There is already one store on Camano and multiple in Mount Vernon. Let's bring more positive businesses that provide revenue into our town, not marijuana!	3/8/2018 7:57 PM
15	oppose I can't believe this is legal. Our whole government is so screwed up, it's not even funny.	3/8/2018 7:10 PM
16	N/A	3/8/2018 2:54 PM
17	None	3/8/2018 2:33 PM

Marijuana sales within Stanwood city limits.

SurveyMonkey

18	support Maybe opening a store will give people jobs and that is always a good thing	3/8/2018 8:45 AM
19	support It should be out to a vote	3/8/2018 7:44 AM
20	support As with every other LEGAL product allowed to be sold within city limits, this product should as well. Alcohol IS legal AND sold within city limits. We already had prohibition with that, let's not have it with legal or medical marijuana.	3/8/2018 4:52 AM
21	support I think it might be one business that could stay open. I get tired of seeing stores open to only shutdown it's sad.	3/8/2018 3:13 AM
22	N/A	3/8/2018 12:37 AM
23	oppose Stanwood is a family friendly community, with strong schools, strong families and good neighbors. Bringing marijuana sales into the community would NOT be a drawing card for people to visit, live or move here.	3/7/2018 9:07 PM
24	Nothing at this time.	3/7/2018 8:10 PM
25	support Not just the revenue will help our community but with so many medical, and mental issues it would be an asset to our community	3/7/2018 7:32 PM
26	support Nothing bad can come of a marijuana store inside city limits	3/7/2018 7:17 PM
27	oppose We moved out of Seattle in part to get away from all the pot. I love that Stanwood doesn't have a pot shop.	3/7/2018 1:43 PM
28	support So many positives to bringing it to Stanwood.	3/7/2018 11:44 AM
29	support Although I am for marijuana, I strongly believe it to be an issue that underaged individuals are finding it so easily accessible. We definitely need to resolve this problem!	3/7/2018 9:53 AM
30	support I used to smoke when I was a teenager/early 20s, I don't smoke anymore. But it could benefit others who have health conditions that need it to function.	3/7/2018 9:11 AM
31	support This can only benefit stanwood. Without, we would be behind our neighboring communities.	3/7/2018 8:25 AM
32	Na	3/7/2018 7:57 AM
33	oppose I have done some research on marijuana and what happens to people who use it. There are controversial studies that show people who use mind altering drugs recreationally are at greater risk of psychosis. I have seen this happen on a personal level.	3/7/2018 6:26 AM
34	support these shops would increase revenue in those shops as well as eateries and other shops. kids will get what they want from anywhere like they always have. pot shops do not sell to minors	3/7/2018 5:24 AM
35	oppose We do not want marijuana tourism, it brings unwanted people. There should only be a vote-if without one-it would be allowed anyway. If there must be a marijuana store, it would be a good idea to keep it away from other businesses, like the "Bud Hut" on Camano.	3/6/2018 10:44 PM
36	oppose If smoking tobacco is bad for your health, how is smoking Marijuana is good.	3/6/2018 10:33 PM

Marijuana sales within Stanwood city limits.

SurveyMonkey

37	oppose I think (personally) that Marijuana has ruined, torn up and destroyed families, both inside and out. I can relate to this because members of my family have had issues with drugs and it has impacted all of us in different ways. I don't want Stanwood to suffer as my family relationship has and I am strongly against the legalization of marijuana in all states and countries. I can especially see a cripple in reputation status of Stanwood. Because weed has different effects on everyone, people may be turned off by the idea that Stanwood may be a town full of stoners, which is what it could be, if we succumb to the idea of letting weed ruin our glorious town. Myself being an 8th grader at Stanwood Middle school, I overhear many conversations, talking about how easy it is to get weed, so technically we already have a weed problem. I have an acquaintance that is in rehab because of weed and other drugs that they probably got in, around or during high school. A few other people in my family that are in high school say that it is easy to get a hold of drugs. What really makes me scratch my head is that every single morning I ride the bus down to the high school as part of my ride to school and home, I see police officers and sheriffs patrolling the grounds and I think "what good is putting guards around the school when ever we have kids smuggling drugs around like its a game of telephone?" And I can also see a problem economically because I see tons of hardworking teens in our small establishments that are very effective and work for their money and if weed was introduced into our area it could make these hardworking and very proud teens lazy, boring and useless, but I'm sure that the person reading this was a teen at some time in their life and (not saying everyone) even maybe have had a close up with drugs and what they can do to people if used incorrectly, they can render people violent, lazy, unsociable, and almost useless and MAYBE even kill the person if they OD on something. Anyways I hope that this helps explain some of the problems associated with the legalization of weed and also shows you the drug problems that are going on right under our noses. - William James Blake Longdon 3/6/18	3/6/2018 10:14 PM
38	oppose Really bad idea. Nobody wants a pot shop in Stanwood, detracts from our small town charisma. Please focus your planning and development efforts in areas that truly benefit this community and those that call it home.	3/6/2018 9:57 PM
39	oppose If you honestly look at crime in other near by city's that have this kind of business look at the break ins that are going on there I moved here to get my kids away from that kind of stuff going on	3/6/2018 8:58 PM
40	support No concerns. Legal shops operate under strict rules and regulations. It's harder to buy because photo identification is deeply scrutinized and must pass a black light testing for many.	3/6/2018 6:58 PM
41	support Stanwood needs to get with the future	3/6/2018 5:17 PM
42	support Vote YES	3/6/2018 5:07 PM
43	support i work in smokey point where there are 2 retail pot shops...there are no kids under 21 hanging around the stores, the stores owners keep the place neater than other retailers and i believe that other businesses would benefit from the additional consumers coming to the area	3/6/2018 5:06 PM
44	support I believe that the presence of professional Marijuana retail stores actually helps to demystify "pot" which helps to reduce the allure it has for teenagers.	3/6/2018 3:16 PM
45	support I'm a recovering alcoholic/addict with 31 years of sobriety but I'm also a strong supporter of legalizing marijuana.	3/6/2018 3:02 PM
46	oppose Many bring up the case of alcohol vs marijuana. True, no one has ever OD'd on marijuana. But due to the fact that people take marijuana usage and availability so lightly, it gives it the impression that it is no more harmful than Tylenol. This leads people to ignore usage warnings on things such as edibles and consume amounts way beyond safe, as well as consume products that may be laced with other products they got from somewhere else due to marijuana being "safe."	3/6/2018 1:11 PM
47	support The prospects of the revenue that would come in thanks to the shop absolutely make me feel like it's worth it for our small town. When we had the medical shop and the recreational shop things were just fine. I don't see how this would make anything worse.	3/6/2018 1:04 PM
48	No	3/6/2018 12:45 PM
49	No	3/6/2018 11:09 AM
50	None	3/6/2018 9:14 AM
51	support This could bring a lot of business back to downtown. People here are already buying marijuana, it may as well benefit our city.	3/6/2018 9:08 AM

Marijuana sales within Stanwood city limits.

SurveyMonkey

- | | | |
|----|---|------------------|
| 52 | oppose I see little reason not to allow a marijuana dispensary in stanwood. the added revenue and more traffic through all our little shops nearby the store would be very good for the community. I am having a baby and I'd like to raise her in a city that doesn't believe marijuana is some evil drug, when really it's a plant that can help many people, I've used it now and then for headaches, bouts of insomnia and muscle fatigue. I don't see it as a drug but as God's medicine. please consider allowing dispensaries to open in stanwood. | 3/6/2018 8:44 AM |
| 53 | Support It's already been opened up and the city even took money from someone to open a shop and then denied them. I don't know why the city of Stanwood feels that they have a right to stop small business in Stanwood but they like to try. It's one of the hardest cities I've ever owned and operated business in! I would think the benefits of Revenue would far outweigh the personal judgement. It's not the city's job to protect it's the city's job to produce Tax and Revenue for our community. It's a product that's readily available in other cities and people will gladly go to those cities or to Camano Island so at this point it's only a matter of Revenue. In the city of Stanwood is doing a disservice to its community by not allowing small businesses in taxes based on personal bias. | 3/6/2018 8:32 AM |
| 54 | Support People are going to buy it anyway. Why not get some tax revenue. Plus, it would be easier for the elderly and disabled to get to it if it were in town. | 3/6/2018 8:26 AM |
| 55 | Support If the city does all this right we can provide safer schools, help the people out that need help like housing, clothes, food, job training and so much more that our community needs. The kids are our future and if they come struggling family trying to make it to provide food on the table, clean clothes and a place call home. Making our schools safer would be great also. If there was active shooter at any of our schools it would be late for the law to come in. There's needs to be more done to secure the safety of our community specially the kids. With the tax revenue from having marijuana store in our town can big help to us. | 3/6/2018 8:07 AM |
| 56 | Support If we're opposed to the revenue why are we so gladly accepting of the tax revenue from alcohol and tobacco that have no medicinal purpose and are highly districtive and addictive. | 3/6/2018 7:59 AM |
| 57 | Support People that want MJ will get it, whether they buy in city limits or pickup from somewhere else locally. Might as well collect the tax revenue. How many other small cities do not allow sales of MJ? As far as I know, none. I know it's a change for small town, but we need to get with the times. I own a commercial building in downtown Stanwood, and would welcome a lot shop as a tenant. | 3/6/2018 7:49 AM |
| 58 | Support Anyone opposed to this is painfully misinformed. Coca-Cola is worse for you, welcome to the 21st century... | 3/6/2018 7:49 AM |
| 59 | Support This creates jobs and revenue for this sleepy little town! Stop being afraid of change in this community and move forward. | 3/6/2018 7:43 AM |
| 60 | Support I think commercial marijuana is overpriced for youth consumption. If they are going to buy weed, they're gonna get it from their sources who provide lower quality products for cheaper. | 3/6/2018 7:38 AM |
| 61 | oppose Review how other cities have been impacted by 420 shops. The ones that I have seen, seems to make the area a little trashy and run down. | 3/6/2018 7:37 AM |
| 62 | Support Make sure that people for and against marijuana know correct information. And that the people against marijuana don't think that 1. Marijuana leads you to harder drugs (it doesn't) 2. Marijuana is addictive (proven that it is not physically addicting. It can be emotionally addictive but LITERALLY anything can be emotionally addictive and says more about the individual than about the object of addiction.) states/cities that have legalized marijuana and allowed it within city limits have enjoyed a downward trend in violent and general crime. As well as an increase in city tax revenue which goes a long way in a small town like Stanwood. Looking around at other cities, the allowance of medical or recreational marijuana shops within city limits does not inhibit businesses from moving into town. | 3/6/2018 7:36 AM |
| 63 | Support With our current problems with drugs in Stanwood, how can we put money ahead of our kids? I believe a shop would discourage our older citizens and families from shopping in Stanwood. Just look at the increase in crime involving pot shops. Not in our town! Take a stand! | 3/6/2018 7:23 AM |
| 64 | oppose Please do not allow marijuana to be sold in this city. | 3/6/2018 7:15 AM |
| 65 | oppose Humm let's see...a little bit of extra cash vs possible road 2 addicts for the rest of their lives?? No way. Why make it so easy for our youth. Wake up and be the first 2 say NO, not in our town. | 3/6/2018 7:14 AM |

Marijuana sales within Stanwood city limits.

SurveyMonkey

66	oppose I would say this is a decision that should not be taken lightly. I can tell you from personal experience with all of the marijuana shops opening it is not something I feel the need to have to explain to my children ages range from 5 to 14. If the law is changed the name of the store should not be like most of the other names that are currently in business. For example the one that is on the island by the lumber yard is always something my youngest asks me about when we drive into the island.	3/6/2018 7:04 AM
67	oppose Why would we want in a business that does not have a positive effect on the citizens of this community?	3/6/2018 7:00 AM
68	support I travel a lot and Marijuana shops have only had positive impacts on communities it takes Marijuana off the streets and keeps it safely put away in homes	3/6/2018 6:58 AM
69	oppose please do not add to the growing drug problem in our community by allowing the sale of Marijuana. We should be decreasing the availability of drugs, not making them easier to access.	3/6/2018 6:46 AM
70	None	3/6/2018 6:44 AM
71	oppose Please make choices that consider what working families go through, and not just your tax revenues. Teens in Stanwood need better community support and investment. Not a green light on drug culture.	3/5/2018 10:54 PM
72	support I believe marijuana is a close comparison to alcohol. It can be used responsibly by most folks. It can also be abused. It should not be provided to minors.	3/5/2018 10:34 PM
73	support If alcohol is allowed to be sold within the city limits, then marijuana should be no different. It should be treated as any other business.	3/5/2018 10:31 PM
74	oppose It doesn't make sense to make something like marijuana so easily accessible to children who's minds are so young. It effects their brains long term.	3/5/2018 10:00 PM
75	support It would be good for the folks who can buy it so they don't have to commute long distances. It'll also help the city by contributing as it says in the question 10-20k per year which is always good right ?	3/5/2018 9:18 PM
76	oppose I would not feel safe shopping at the other local stores surrounding a "pot shop". Please keep drug use and the crime it brings out of our city.	3/5/2018 9:14 PM
77	support I love Stanwood I've lived in the same house for over 30 years and I believe that people are smart and intelligent enough to make decisions for themselves and the fact that this town could use the revenue from marijuana it definitely should be a least put on the ballot to open it up	3/5/2018 8:57 PM
78	None	3/5/2018 8:34 PM
79	oppose Adding a retail outlet to Stanwood, a city that has Regional and National recognition as an area with a meth problem is not in anyone's best interest.	3/5/2018 8:32 PM
80	support It would bring needed new business into our community...	3/5/2018 8:18 PM
81	No	3/5/2018 8:12 PM
82	oppose Please don't place a Marijuana shop in our sweet little town.	3/5/2018 3:52 PM
83	support People can get it on the island or in conway.	3/5/2018 1:36 PM
84	oppose Legalized marijuana for recreational use has been linked to an increase in pedestrian deaths. Please don't buy into the falsehood that what people do in private has no public consequences. We don't want recreational marijuana in our town. Thank you.	3/5/2018 1:08 PM
85	oppose I believe Nothing good can come from allowing a marijuana store in the City of Stanwood.	3/4/2018 10:56 PM
86	support It would help other business grow and the tax incentive will help the city improve	3/4/2018 1:24 PM
87	support How about concentrating on getting the sale of heroin policed and prosecuted along with understanding and acting to reduce suicide in school age kids. Those two actions would positively increase our population and tax base.	3/4/2018 11:11 AM
88	You should also allow a target or Fred Myer to come in.	3/4/2018 10:05 AM
89	support Revenue...MJ has come a long ways from where it used to be. Alcohol is far more dangerous than cannabis.	3/4/2018 9:46 AM

Marijuana sales within Stanwood city limits.

SurveyMonkey

90	oppose Focus on making Stanwood a clean, middle class community. Pot stores do not have a positive image on a community and, in my opinion, make our community feel trashy. Stanwood did not want Walmart here for the same reason. Keep Stanwood as a symbol of class.	3/4/2018 6:55 AM
91	oppose The tax revenue of marijuana sales would not compensate for the loss of Stanwood's family friendliness	3/4/2018 6:37 AM
92	oppose With the pot shop on Camano I see no reason to have a shop in downtown Stanwood.	3/3/2018 4:11 PM
93	support I strongly believe that accepting the marijuana industry is a benefit to the social and economic development of stanwood	3/3/2018 4:00 PM
94	support This could be so beneficial for our community. There's nothing to fear from a damn plant. It does more good than not.	3/3/2018 11:51 AM
95	oppose I would be very disappointed to see Stanwood allow a recreational marijuana facility in his town. It would be a huge problem with our youth. Think of our future generations.	3/2/2018 12:41 PM
96	oppose I believe that allowing a marijuana shop in Stanwood would degrade the vision we have and long to keep for Stawood. May we generate taxes in a less destructive way. Thank you for all you do to keep Stanwood a safe and wonderful place to live and work.	3/2/2018 9:15 AM
97	oppose We love our little downtown. Adding a marijuana store would give that area a very different feel. As a Stanwood resident, I realize that the income would benefit my family, but I'd rather that our city offer less services and be a place where marijuana isn't upheld as a good option for recreation.	3/1/2018 8:53 PM
98	oppose Stanwood is a family town and would not be good to have this type of shop in our area.	3/1/2018 7:00 PM
99	support We use marijuana for pain relief. It's a hardship to go out of town to find it.	3/1/2018 4:51 PM
100	No no noll	3/1/2018 4:24 PM
101	oppose Please don't allow this in our town. We need to bring business that are family friendly to our town. We want to create a welcoming beautiful city. Look at Viking Village for example... do you think the current Smoke Shop adds to our city? It looks like trash city!! Is that what you want more of? Please Please keep it classy Stanwood. Our kids deserve better.	3/1/2018 1:27 PM
102	oppose Please weigh the benefits of gaining tax revenue with the reality of Stanwood being a small, relatively isolate city with little recreation options. Marijuana could pose a greater risk for youth in this location that it might elsewhere, especially given the existing high risk of drug use by students. Thank you for allowing the community to weigh in on this important issue.	3/1/2018 12:28 PM
103	oppose I would be less concerned about a MJ shop going into Stanwood if it was less visible. If the city is determined to have a pot shop at least hide it away and not locate it in main street. What is this going to do to 'trick or treat main street' or June's car show or other street fairs held on main street. Stanwood is such a family friendly town and a normalize pot use and locate it next to family friendly restaurants and shops is an extremely bad idea.	3/1/2018 11:45 AM
104	oppose Many years ago I used marijuana and it is highly addictive; can easily be a gateway to stronger drugs; it is not "safe"!	3/1/2018 11:37 AM
105	oppose Please don't ruin our beautiful community for the sake of perceived financial gain (which won't be gain at all).	3/1/2018 11:33 AM
106	oppose Keep drugs out of our community! Keep it country and local! Please listen to your citizens. Larger towns like Marysville and Snohomish do not allow marijuana.	3/1/2018 11:04 AM
107	oppose The City of Stanwood Ordinance 1376 which banned marijuana processors, producers, and retailers in the City of Stanwood includes some of the best arguments why marijuana is bad for our town. The city's own document passed by the City Council and signed by Mayor Kelley less than 4 years ago is 12 pages of arguments against the very thing the Planning Commission and City Council are now considering and even promoting. When risk-reward is considered, legalizing marijuana sales in Stanwood is very high risk with very low reward. Marijuana has been well proven to have serious negative effects on society in general and individuals and families. Even if the city stood to gain a lot of revenue this would be a bad - but the fact that the potential revenue to the city is so small makes this terrible and even reckless.	3/1/2018 10:39 AM

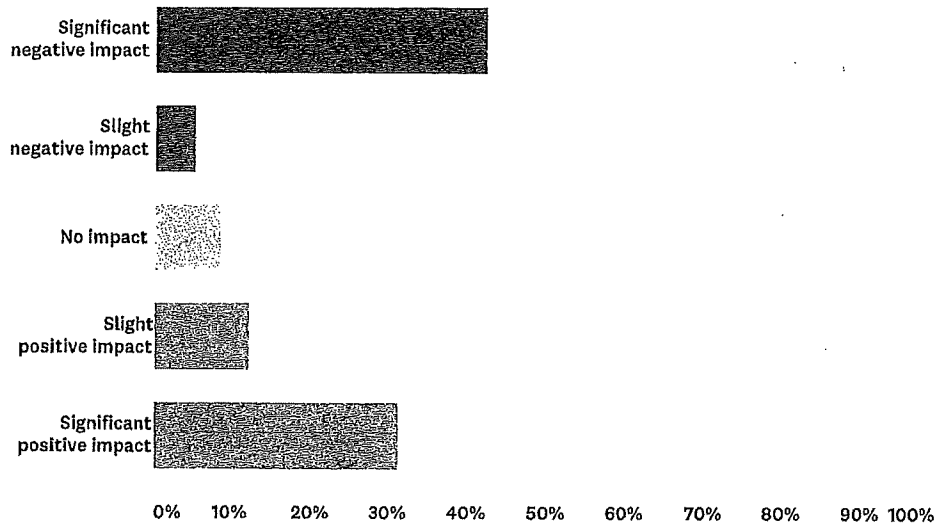
Marijuana sales within Stanwood city limits.

SurveyMonkey

- | | | |
|-----|--|-------------------|
| 108 | <div style="background-color: #cccccc; padding: 2px; display: inline-block;">oppose</div> I listen to families express their love for this Small Town Community and the reason they moved here was to get away from the drugs and other issues in other cities. Do we allow something that will cause families to move away? Or do we keep families here by providing a Safe Healthy Friendly enviornment to raise their children? We can not risk our children or the health of our city for some silver coins. | 3/1/2018 10:31 AM |
| 109 | <div style="background-color: #cccccc; padding: 2px; display: inline-block;">oppose</div> No marijuana in Stanwood!!! | 3/1/2018 8:42 AM |

Q1 What overall impact would a marijuana retail store have on Stanwood?

Answered: 188 Skipped: 0



ANSWER CHOICES

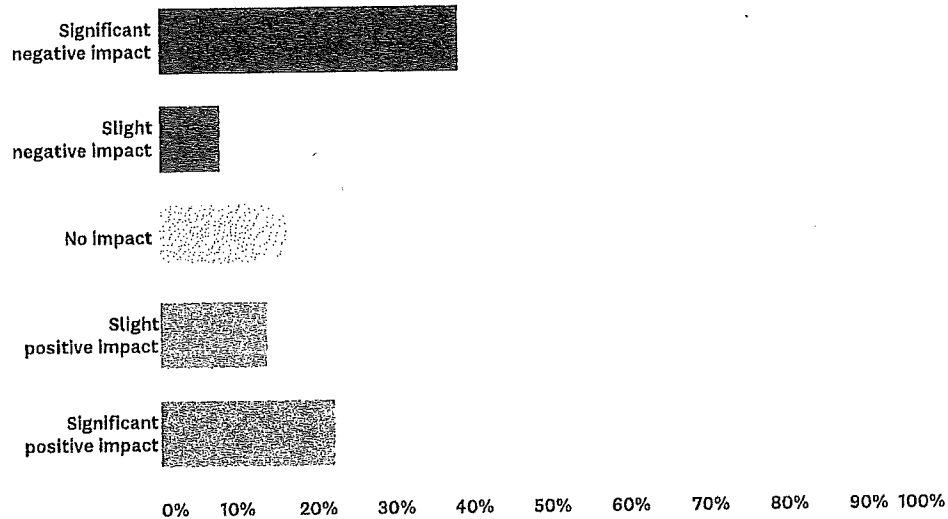
Significant negative impact
Slight negative impact
No impact
Slight positive impact
Significant positive impact
TOTAL

RESPONSES

42.55% 80
5.32% 10
8.51% 16
12.23% 23
31.38% 59
188

Q2 What impact would a downtown marijuana retail store have on surrounding businesses?

Answered: 188 Skipped: 0



ANSWER CHOICES

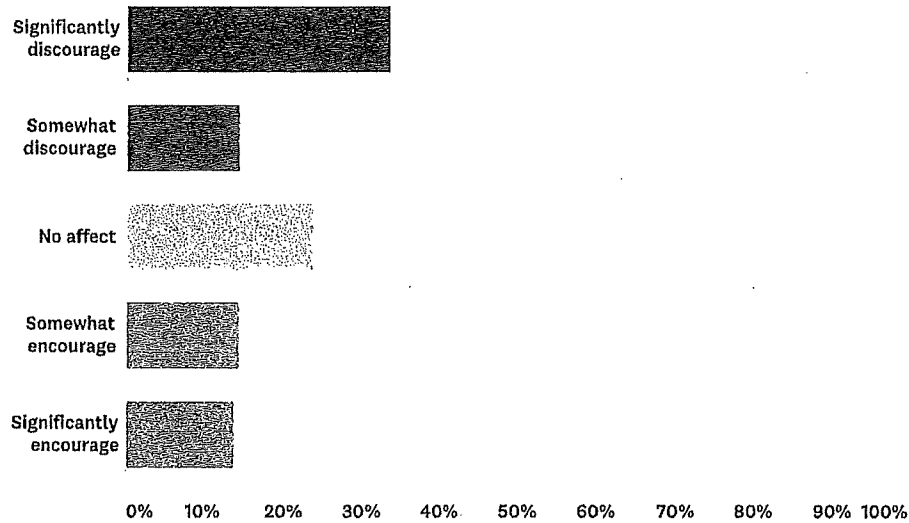
Significant negative impact
Slight negative impact
No impact
Slight positive impact
Significant positive impact
TOTAL

RESPONSES

38.30% 72
7.98% 15
17.55% 33
13.83% 26
22.34% 42
188

Q3 How would a marijuana retail store affect future businesses decisions to move into downtown Stanwood?

Answered: 188 Skipped: 0



ANSWER CHOICES

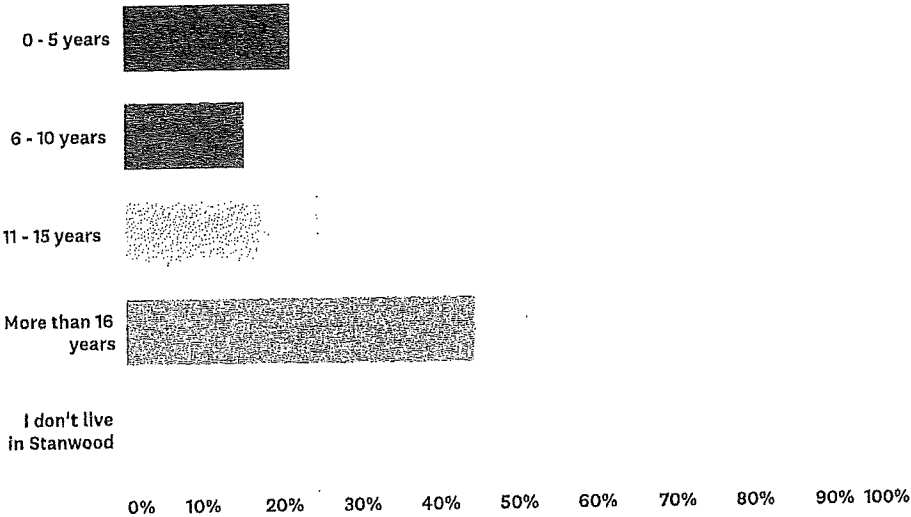
Significantly discourage
Somewhat discourage
No affect
Somewhat encourage
Significantly encourage
TOTAL

RESPONSES

Significantly discourage	33.51%	63
Somewhat discourage	14.36%	27
No affect	23.94%	45
Somewhat encourage	14.36%	27
Significantly encourage	13.83%	26
TOTAL		188

Q10 How long have you lived in Stanwood?

Answered: 188 Skipped: 0



ANSWER CHOICES

0 - 5 years
6 - 10 years
11 - 15 years
More than 16 years
I don't live in Stanwood
TOTAL

RESPONSES

21.28%	40
15.43%	29
18.62%	35
44.68%	84
0.00%	0
	188

Advisory Measure Regarding Marijuana-Related Business within the Stanwood City Limits

Should the Stanwood City Council enact an ordinance allowing producer, processor and retail marijuana-related businesses within the City limits of Stanwood and repeal Stanwood Municipal Code Sections which currently prohibit such businesses?

Yes

No

Argument For

In 2011, after almost a century of a failed drug policy, 54% of Washington voters said "Enough!" and legalized, state regulated recreational cannabis for adults. We have the opportunity to welcome a stable local industry that will bring convenience to those who can't drive out of town for cannabis. Statewide, this year will net over \$400 million in excise tax and over a billion dollars in retail sales, and all of Stanwood's portion is going to towns that surround us, instead of making Stanwood a better place.

Cannabis is far safer than alcohol, and in states and countries where it is legal, use of opioids and other drugs have gone down significantly, including among teens. Every dollar that goes into legal cannabis, denies some portion to the cartels - who would simply sell heroin or meth to our kids.

In one of the busiest corners in Stanwood sits a storefront that was empty for years. Nothing lowers property values like empty store fronts! Help fight the opioid problem, capture tax revenue that is going to other cities, and give us another reason to be proud of our beautiful town. Vote YES to allow local retail cannabis!

Explanatory Statement

Under Stanwood Municipal Code, the City of Stanwood currently prohibits marijuana-related businesses in the city limits. This ballot proposition is a non-binding advisory vote that allows residents to inform the Stanwood City Council whether they are for or against allowing marijuana-related businesses (including producers, processors and retailers) within the City of Stanwood. A "Yes" vote means the voter is in favor of marijuana-related businesses locating within the City of Stanwood. A "No" vote means the voter is against marijuana-related businesses locating within the City of Stanwood. The outcome of this advisory vote will provide input to the Stanwood City Council in its decision-making process to evaluate whether to modify the City's existing law, which prohibits marijuana-related businesses.

Argument Against

Stanwood currently has a ban on marijuana businesses. Over 70 cities in Washington including Mill Creek, Marysville, and Lynnwood do not feel marijuana operations would be an asset to their communities and have bans in place. We all live in Snohomish for the same reasons. Our city's reputation is built on our history, small-town charm, and tourism. Stanwood is a unique "gem" in this region and we work hard to preserve its character.

Upholding this ban does not limit access to legal marijuana. According to the Association of Washington Cities, 90% of the population live within 10 miles of a marijuana retailer. Shops already exist on our borders.

The ban in no way affects the rights of adults to use marijuana in their own homes. The ban does not keep medical marijuana cardholders from receiving tax exemption or growing for personal use.

Lifting the ban would have negative social and economic consequences on both families and tourism. Washington and Colorado HIDTA Marijuana Impact Studies outline upward trends in many categories including teen use and marijuana-related traffic accidents and fatalities.

Lifting the ban could put a shop in your neighborhood. Stanwood has never developed interim zoning regulations for review of recreational marijuana license applications. Cities can actually reduce zoning buffers to as little as 100 feet around parks, libraries, recreational facilities and daycare centers. Stanwood values its small-town character, excellent school district, and family-friendly neighborhoods. We do not experiment here. Vote No to not shops.



City of Snohomish Advisory Proposition No. 1

Advisory Measure Regarding Marijuana-Related Business within the Snohomish City Limits

Should the Snohomish City Council enact an ordinance allowing producer, processor and retail marijuana-related businesses within the City limits of Snohomish and repeal Snohomish Municipal Code Sections which currently prohibit such businesses?

Yes
No

Argument For

In 2011, after almost a century of a failed drug policy, 54% of Washington voters said "Enough" and legalized, state regulated recreational cannabis for adults. We have the opportunity to welcome a stable local industry that will bring convenience to those who can't drive out of town for cannabis. Statewide, this year will net over \$400 million in excise tax and over a billion dollars in retail sales, and all of Snohomish's portion is going to towns that surround us, instead of making Snohomish a better place.

Cannabis is far safer than alcohol, and in states and countries where it is legal, use of opioids and other drugs have gone down significantly, including among teens. Every dollar that goes into legal cannabis, denies some portion to the cartels - who would happily sell heroin or meth to our kids.

On one of the busiest corners in Snohomish, sits a storefront that was empty for years before the current proposed retailer signed a lease. Nothing lowers property values like empty store fronts! Help fight the opioid problem, capture tax revenue that is going to other cities, and give us another reason to be proud of our beautiful town. Vote YES to allow local retail cannabis!

Statement prepared by Christian Funk, Rick Walker, and Christopher Bingham

Rebuttal to Argument For

Retail Marijuana is still an experiment that does not fit the character or values of Snohomish. A neighborhood marijuana shop will never increase your homes' property value, draw tourism to the Historic District, or solve the Opioid Epidemic. Cities receive minimal revenue, not even enough to cover enforcement demands. Convenience is not an issue as it is already just outside our boundaries.

In whose eyes would a pot shop make for a more beautiful Snohomish?

Statement prepared by Susan Bjorling, Mitch Cornelison, and Angela Shattuck

Explanatory Statement

Under Snohomish Municipal Code 14.207.065, the City of Snohomish currently prohibits marijuana-related businesses in the city limits. This ballot proposition is a non-binding advisory vote that allows residents to inform the Snohomish City Council whether they are for or against allowing marijuana-related businesses (including producers, processors and retailers) within the City of Snohomish. A "Yes" vote means the voter is in favor of marijuana-related businesses locating within the City of Snohomish. A "No" vote means the voter is against marijuana-related businesses locating within the City of Snohomish. The outcome of this advisory vote will provide input to the Snohomish City Council in its decision-making process to evaluate whether to modify the City's existing law, which prohibits marijuana-related businesses.

Argument Against

Snohomish currently has a ban on marijuana businesses. Over 70 cities in Washington including Mill Creek, Marysville, and Lynnwood do not feel marijuana operations would be an asset to their communities and have bans in place. We all live in Snohomish for the same reasons. Our city's reputation is built on our history, small-town charm, and tourism. Snohomish is a unique "gem" in this region and we work hard to preserve its character.

Upholding this ban does not limit access to legal marijuana. According to the Association of Washington Cities, 80% of the population live within 10 miles of a marijuana retailer. Shops already exist on our borders.

The ban in no way affects the rights of adults to use marijuana in their own homes. The ban does not keep medical marijuana cardholders from receiving tax exemptions or growing for personal use.

Lifting the ban would have negative social and economic consequences on both families and tourism. Washington and Colorado HIDTA Marijuana Impact Studies outline upward trends in many categories including teen use and marijuana-related traffic accidents and fatalities.

Lifting the ban could put a shop in your neighborhood. Snohomish has never developed interim zoning regulations for review of recreational marijuana license applications. Cities can actually reduce zoning buffers to as little as 100 feet around parks, libraries, recreational facilities and daycare centers. Snohomish values its small-town character, excellent school district, and family-friendly neighborhoods. We do not experiment here. Vote No to pot shops.

Statement prepared by Susan Bjorling, Mitch Cornelison, and Angela Shattuck

Rebuttal to Argument Against

"Small town character" should mean we are as proud of our cannabis retailers as we are of our restaurants, antique shops and local breweries. We should not force our neighbors, many immobile or disabled, to shop out of town because some fear the sky falling. Countries with decades of research and experience regulating legal cannabis, prove it's positive effect on tourism, culture and economy. Vote YES to lift the ban on cannabis retailers in Snohomish.

Statement prepared by Christian Funk, Rick Walker, and Christopher Bingham

Ryan C. Larsen

From: Matt Daniels <piecekeeper73@gmail.com>
Sent: Monday, March 19, 2018 9:30 PM
To: Ryan C. Larsen
Subject: Party of Record: Opposition to marijuana shops

Mr. Larsen,

Please make me a part of record, for the March 26th public hearing, stating my opposition to the operation of retail marijuana shop(s) in Stanwood, WA.

My reasons for opposition:

1. Stanwood has a reputation of being a family-friendly location with affordable housing, good schools, and lower crime rates.
2. The city is growing, and the tax base is growing with it:
 - People are moving here, want to move here.
 - New housing permits are on the rise, new homes are being constructed, new development has been announced for many more homes.
 - With an increase in residents, businesses follow and they want a place which is surrounded by other businesses that draw in a complementary customer base.
3. Stanwood's 'main street' is becoming something special and draws people together. A marijuana shop on this area of community businesses becomes a reason to avoid the immediate area.
4. Marijuana sales have a history linked with increase in crime rates. See studies from U of W, state of Colorado. The shops become an attractant for clientele who, as a generalized grouping, are participants in more at-risk activities.
5. The estimated tax revenue of \$10,000 is questionable at best and the more likely scenario is that it would be less than this once the offset by increases in public services associated with the users of marijuana is taken into account. Tax revenue from marijuana sales have shown to be offset by increases in public services of enforcement, police, fire, EMT, and social services costs.
6. The tax revenue from marijuana sales may also be offset by either the lack of businesses maintaining operations near the store or from new businesses setting up operations in another town.

For a city which is attractive and on the up-and-up, permitting marijuana sales within the city limits will bring an unnecessary and unappealing element to our great town. I ask that retail sales not be allowed. The estimated tax revenue of \$10,000 will be easily gained by the influx of new residents and the businesses which cater to them.

Matt Daniels
7918 263rd PL NW
Stanwood, WA 98282

Ryan C. Larsen

From: pbn3yellow <pbn3yellow@gmail.com>
Sent: Saturday, March 17, 2018 1:02 PM
To: Ryan C. Larsen
Subject: No Marijuana Store

Hi Ryan,

Definitely do not want a marijuana store in our town.

Barbara Mazzio
28118 73rd Av Me
Stanwood, We 98292

Thanks for hearing our petitions!

Sent via the Samsung Galaxy S7 edge, an AT&T 4G LTE smartphone

Ryan C. Larsen

From: Erica Schorn
Sent: Friday, March 16, 2018 9:51 AM
Subject: FW: Opposes Retail Marijuana shop downtown area

From: ergepilk2006@aol.com [<mailto:ergepilk2006@aol.com>]
Sent: Friday, March 16, 2018 9:44 AM
To: Amy M Rusko <Amy.Rusko@ci.stanwood.wa.us>
Subject: Opposes Retail Marijuana shop downtown area

To Stanwood City Council,

My family **opposes** a retail marijuana shop in downtown Stanwood.

We heard the City of Stanwood will be deciding whether to put a retail marijuana shop at the old glass shop at 8808 271st St NW. Front and center in our little downtown area.

If marijuana shops should not be next door to a school or library or park, then why are you putting this shop across the street from a cupcake shop where our kids go?

Please share with us why you would place a marijuana shop there? We have enough problems in our small community without adding another headache to deal with.

Don't you know in the minds of our children it normalizes it? It makes kids think that its safe! You can also bet, that our younger kids will get it, if its made easier to get too by someone else buying it for them. Don't kid your self as kids now days are getting a lot smarter then we and you included.

Rather than looking at the potential revenue and income, you should be looking at the moral character of our community and not a lot of pot heads walking around.

Please reconsider your plans of taking part to rip the innocence from our little ones and our town. We love our little community and our neighbors without bringing in junkies to live on the street and setting up small encampments like Seattle and else where.

Thank you for your consideration,

Eric & Georgia Pilkington
7102 278th ST. NW
Stanwood, WA 98292

Ryan C. Larsen

From: Erica Schorn
Sent: Friday, March 16, 2018 2:27 PM
Subject: FW: Ordinance 1376

From: Nancy Williams [<mailto:ganawilliams72@comcast.net>]
Sent: Friday, March 16, 2018 2:23 PM
To: Amy M Rusko <Amy.Rusko@ci.stanwood.wa.us>
Subject: Ordinance 1376

TO: Stanwood City Council

On July 24, 2014, the Stanwood City Council passed Ordinance 1376 which prohibits retail sales of marijuana within Stanwood. This ordinance was passed and approved by the City Council and was signed by Mayor Leonard Kelley. Ordinance 1376 includes the reasons the City Council decided against marijuana. Those reasons are summarized below:

- 1) marijuana is a federal Schedule 1 drug with high potential for abuse.
- 2) likely local effects including increased theft, burglary, robbery.
- 3) likely impacts including negative health, safety, learning and life outcomes for residents of Stanwood.
- 4) marijuana use and abuse is increasing across all age and gender groups.
- 5) increased access and availability of supply will increase the use in Stanwood with particular concern about youth.
- 6) increased use will lead to increases in adolescent addiction, increased emergency room admissions, increased addictions, increased number of teens needing drug treatment, reduction in IQ, increase in mental illness, poor learning outcomes, increased cases of lung damage, increased motor vehicle crashes due to impaired drivers.
- 7) restricting marijuana use helps to promote public health.
- 8) effects of marijuana could unnecessarily place Stanwood residents and others in danger of bodily harm, increase police enforcement risks and costs, and generally create undesirable liability exposure for the city.
- 9) Stanwood is primarily residential in character, with a focus on creating pedestrian and child friendly areas in which businesses locate, therefore it is not in the best interest of the city to allow marijuana businesses that could potentially disrupt the city's character and serve as a nuisance to city residents.

Source:

http://www.ci.stanwood.wa.us/sites/default/files/fileattachments/ordinance/1496/ord_1376_prohibit_rec_marijuana.pdf

The majority of the current City Council apparently now believes that all of those reasons have either gone away or just don't matter anymore. Stanwood either deserves an international award for overcoming all negative effects of marijuana in less than four years, or we need to be extra cautious about jumping into a grand experiment on our children and youth.

Do all of you who are proposing a retail marijuana shop in our historic town realize the effects, especially when you combine marijuana and alcohol, how much more impaired that makes you? We cannot predict the future, but we can clearly picture from other cities that are doing this, what they are going through right now. Years later regretting making this bad decision. Do you truly have a clear picture of teen marijuana consumption? I will guarantee, it will rise! Please look above at what the past council members said and did above. The council that is before us today has had a change of heart. This council is looking at the potential revenue and income instead of the hearts and minds of our children. Please reconsider. We moved here from California about a year and half ago. We chose Stanwood Community for many reasons - one of which was the "community atmosphere"/lack of crime, etc. . do NOT allow this in our community!!

Sincerely,

Gary and Nancy Williams

27832 72nd Avenue, NW

Stanwood, WA 98292

Ryan C. Larsen

From: Erica Schorn
Sent: Thursday, March 15, 2018 10:31 AM
Subject: FW: Oppose Retail Marijuana shop downtown area

From: Peggy Kitting [<mailto:peggypoooh321@yahoo.com>]
Sent: Thursday, March 15, 2018 10:24 AM
To: Amy M Rusko <Amy.Rusko@ci.stanwood.wa.us>
Subject: Oppose Retail Marijuana shop downtown area

To Stanwood City Council,

My family **opposes** a retail marijuana shop in downtown Stanwood.

We heard the City of Stanwood will be deciding whether to put a retail marijuana shop at the old glass shop at 8808 271st St NW. Front and center in our little downtown area.

If marijuana shops should not be next door to a school or library or park, then why are you putting this shop across the street from a cupcake shop?

Please share with us why you would place a marijuana shop there?

Don't you know in the minds of our children it normalizes it? It makes kids think that its safe!

Rather than looking at the potential revenue and income, you should be looking at the moral character of our community.

Please reconsider your plans of taking part to rip the innocence from our little town.

Thank you for your consideration,

Peggy Kitting
7229 286th PL NW
Stanwood, WA 98292
408 220-4673

March 13, 2018

To: Stanwood Community Development and Economic Development Committee

Thank you for the opportunity to provide comments and thank you for providing an open and fair process to determine what's best for the whole of our community. I have lived in Stanwood with my wife and three sons for the past 14 years.

I have a comment regarding zoning for retail marijuana shops in Stanwood.

The March 8, 2018 Community Development Staff Report on "New Recreational Marijuana Rules" included the following under Other Topics:

"Staff is suggesting... to allow retail use within the Mainstreet Business I and II and in the General Commercial zones."

Additionally, it was noted by staff that:

"some cities are allowing for the retail use within industrial zones and NOT allowing them within any of their retail zones."

I didn't search every city, but I could find only one nearby Washington city (Everett) that allows retail marijuana shops in downtown retail zones. It appears that the vast majority of Washington cities limit retail shops to industrial and commercial zones and do NOT allow them in downtown retail zones.

A few examples of nearby cities that do NOT allow retail marijuana shops in downtown retail zones include:

Mount Vernon	Limited to: Commercial & Limited Industrial
Burlington	Limited to: Industrial
Anacortes	Limited to: Light Manufacturing
Arlington	Limited to: General Commercial & Highway Commercial
Lake Stevens	Limited to: Light Industrial, General Industrial, & Commercial
Monroe	Limited to: General Commercial & Service Commercial
Oak Harbor	Limited to: Commercial & Industrial
Bellingham	Limited to: Commercial & Industrial

The one exception I could find is Everett, which has many different zones and allows retail marijuana shops in some retail zones. Although, there are many parks, schools, etc. that keep them out of many retail areas for that reason:

Everett	Limited to: Community Business, Central Business District, Broadway Mixed Use, Commercial, Evergreen Way, Heavy Manufacturing
---------	---

Also, we should all keep in mind that opposing retail marijuana sales in our city is not an extreme point of view. Currently 77 Washington cities (about 1/3) do not allow any marijuana retail shops. These include: Marysville, Snohomish, Lynnwood, Mill Creek, Woodinville, Poulsbo, Lynden, Kent, SeaTac, Federal Way, Gig Harbor, Bonney Lake, Puyallup, Lakewood, Richland, Pasco, Kennewick, Leavenworth, Chelan, and many others.

I would like to propose that if retail marijuana shops are allowed in Stanwood, then we limit those shops to only General Commercial (GC) and General Industrial (GI) and NOT allow retail shops in Mainstreet Business I (MB-I) or in Mainstreet Business II (MB-II).

I think it would be obvious to almost everyone that the reasoning for the 1,000-ft buffer between marijuana shops and schools, playgrounds, recreation centers, child care centers, public parks, public transit centers, libraries, and arcades is that marijuana sales should not be happening in areas that are frequented by children. The state doesn't include downtown retail areas in the buffer zone list, but it's clear that many cities believe that those areas should also be restricted. It just makes sense – if marijuana shops shouldn't be next-door to a library or park, then they shouldn't be next-door to a downtown cupcake shop. Downtown Stanwood is a hub and gathering place for our city – we have parades, events, farmers market, glass quest, car shows, art festivals, holiday decorations and activities, shopping, restaurants, cafes – downtown attracts people of all ages!

Limiting marijuana retail shops to General Commercial and General Industrial provides the following advantages:

- 1) It is more consistent with Stanwood's Comprehensive Plan and Downtown Plan.
- 2) It is more consistent with Stanwood keeping its "small town charm."
- 3) It addresses the concerns about marijuana being "normalized" among children and youth.
- 4) It better honors the spirit of the 1,000-foot buffer zones to keep marijuana sales far away from areas frequented by children and youth.
- 5) It would still provide local access to medical marijuana.
- 6) It would still provide local access to recreational marijuana.
- 7) It would still provide the same tax revenue to the city.

I realize there are strong feelings on both sides of this issue, but I believe there can be a compromise that addresses the concerns of both sides. This is a great opportunity to come together and agree where we can agree – and do what's best for the whole of our community.

Respectfully submitted.

Cliff Grant
8201 283rd St NW
Stanwood, WA

Retail Marijuana Options for Stanwood	1 Retail marijuana limited to Commercial & Industrial	2 Retail marijuana limited to Mainstreet & Commercial	3 Retail marijuana NOT allowed
Consistent with Stanwood's Comprehensive Plan	●		●
Consistent with Stanwood keeping its "small town charm"	●		●
Addresses concerns about marijuana being "normalized" among children and youth	●		●
Honors the spirit of the 1,000-ft buffer zones to keep marijuana sales far away from areas frequented by children and youth	●		●
Consistent with other WA cities that allow retail marijuana	●		
Provides local access to medical marijuana	●	●	
Provides local access to recreational marijuana	●	●	
Provides revenue source to Stanwood	●	●	

Sources:

Municipal Research and Services Center (MRSC)

<http://mrsc.org/Home/Explore-Topics/Legal/Regulation/Marijuana-Regulation-in-Washington-State.aspx#local-zoning-approaches>

Mount Vernon

Commercial-Limited Industrial

<http://mrsc.org/getmedia/11850ec8-99b3-4bf3-8ec6-80d34998e6dd/m68o3689.aspx>

Burlington

M1-Industrial

<http://mrsc.org/getmedia/2deba4ce-6b94-4017-937c-8f32e3b537c5/b87o1788.aspx>

Anacortes

Light Manufacturing

<http://mrsc.org/getmedia/12f10685-ca76-4113-ac45-6f121b2d9602/a5o2925.aspx>

Arlington

GC-General Commercial, HC-Highway Commercial

<http://mrsc.org/getmedia/b17b5e07-ad34-41c1-abb3-e44d00ee284b/a7o2014-015.pdf.aspx>

Lake Stevens

Light Industrial, General Industrial, Commercial

<http://mrsc.org/getmedia/6d1fc0ae-6b9d-4932-8578-fdbfcd08a1e0/l36o908.pdf.aspx>

Monroe

General Commercial, Service Commercial

<http://mrsc.org/getmedia/9000d22b-886c-4e1f-b02b-6cdfea836f1a/m61o009-2014.aspx>

Vancouver

General Commercial, Community Commercial

http://www.cityofvancouver.us/sites/default/files/fileattachments/vmc/titles_chapters/20.884.pdf

Oak Harbor

Commercial, Industrial

<http://mrsc.org/getmedia/f22b582e-e40b-4b3a-a070-2d78e6b98a8d/o24o1773.aspx>

Bellingham

Industrial, Commercial

<http://mrsc.org/getmedia/395ac3ad-543d-4635-bd5e-52b8123cbbcf/b45o2016-08-025.aspx>

Everett

Community Business, Central Business District, Broadway Mixed Use, Commercial, Evergreen Way, Heavy Manufacturing

<http://mrsc.org/getmedia/fdef2f03-2a8d-40df-9489-128b3239e31a/e9o3443.pdf.aspx>

Ryan C. Larsen

From: Aleph Fackenthall <aleph.fackenthall@gmail.com>
Sent: Tuesday, March 13, 2018 2:28 PM
To: Ryan C. Larsen; Devin M Sola
Subject: Letter I read yesterday evening.

Hello Ryan,

Can you forward this letter to the Planning Committee in case they had any questions about what I read yesterday evening.

Thanks,
aleph

First I wanted to say that I appreciate all of the effort that Ryan and team has put into crafting the proposed marijuana ordinances. It is clear that the city wants to have good control over where and how a shop could be operated, unlike Arlington.

After the last meeting, the opponents left feeling as if the council was going to try sneak this vote past the Stanwood Citizens, just weeks after being sworn in. We felt that the majority of Stanwood citizens had similar views to our own and that the City Council was doing this process on the down low so as to pass this before the public had a chance to react. We decided to put an online survey together to see if our community had similar views about marijuana sales. In the first week over 600 took the pole. Of those, nearly 200 were unique individuals, had valid Stanwood addresses and wanted to be on the record.

When the survey results were initially shared with me, they were strongly in opposition to retail sales as we had hoped. However as time progressed and as more supporters “liked” and “shared,” the tide was turned. What stands out is over 77 percent of those polled said this question should be put to the vote of the citizens.

It was of interest to us to look at the opinions of the nearly 200 who wanted to see a ballot vote on this issue. Of those who wanted this issue taken to the polls, 45% thought a retail store would have a negative effect on current or future businesses and on Stanwood as a whole. It is impressive that in such a short time 95 people, on the record, would publicly oppose this change. Political races in Stanwood have been won (or lost) by far fewer votes.

It feels like the Council is trying to sneak this past the citizens and that feels wrong on many levels. This is a controversial issue -- for the health of our city and the honor and reputation of our council members -- this issue should be a vote of the people.

I recently went to the SHS drivers-ed presentation where we heard from a SHS alumni Ryan Otero. He spoke to us from his wheelchair and explained how, unbeknownst to him, the driver of the car he was in had been smoking marijuana. He crashed. The driver was killed and Ryan was in a coma for 8 days and is now paralyzed for life. In the same presentation Ryan's mom said that medical bills have topped \$2.5 million since the accident happened. In another incident this week three more were killed in Seattle by someone high on marijuana.

Retail sales of marijuana is not a necessity for Stanwood and provides a point of entry for a controlled substance that carries many added costs which can easily neutralize the expected tax revenue benefits. It's unfortunate that another tragedy like Ryan's will likely happen again somewhere in our state of Washington. But why let it originate here in our town? If it were to happen because of a sale from Stanwood, let alone to one of Stanwood's own, the opponents would be all over the council for changing the law against their perceived will of the citizens.

It isn't a rational argument but it could cause council members some stigma and have potential future political ramifications. I think it showed prudence, and possibly self preservation, that, when facing a similar decision, the Snohomish City Council opted for an advisory vote of its citizens. I think the Planning Commission should consider giving a similar recommendation to our City Council.

Reading the survey results and their comments was impactful. You have a copy of the nearly 100 comments of opponents and supporters left over the last week, as well as the names and addresses of those who wanted to go on the record both for and against sales. There is also a copy of the Advisory Vote that the City of Snohomish put to the people. If you were curious about the survey results I would be glad to try to answer questions that you may have.

Commerce & Gaming Committee

HB 2574

Brief Description: Permitting marijuana delivery to medical marijuana patients.

Sponsors: Representatives Kloba, Sawyer, Condotta, Slatter, Robinson, Kirby, Stanford, Vick, Pollet, Wylie, Tharinger and Macri.

Brief Summary of Bill

- Establishes a medical marijuana delivery endorsement to the marijuana retailer's license that authorizes the holder to provide marijuana home delivery services to qualifying medical marijuana patients age 21 or over, or to designated providers.
- Authorizes qualifying medical marijuana patients to place delivery orders for marijuana products with a qualifying retailer over the telephone or by Internet.
- Requires that medical marijuana deliveries be made to the same qualifying adult that placed the order and that the delivery be made only to a private residence, hotel, motel, or other lodging business.
- Requires that delivery persons be trained regarding age and identity verification, as well as verification that the patient is registered in the medical marijuana database.
- Grants broad rule-making authority to the Liquor and Cannabis Board to implement and administer the program.
- Authorizes tribal compacts pertaining to medical marijuana delivery services by tribal marijuana retailers, subject to the requirement that tribal regulations governing medical marijuana deliveries be substantially the same as those applicable to marijuana delivery services by state-licensed marijuana retailers with a delivery endorsement.

Hearing Date: 1/15/18

Staff: Thamas Osborn (786-7129).

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

Background:

The Liquor and Cannabis Board (LCB) issues a marijuana retailer license that authorizes the holder to sell marijuana, useable marijuana, marijuana-infused products, and marijuana concentrates to adults age 21 and over. Marijuana retailers with a medical marijuana endorsement may also sell marijuana products to qualifying patients age 18 and over who have a medical marijuana authorization or are entered into the Medical Marijuana Authorization Database. Qualifying medical marijuana patients are exempt from paying sales tax on retail purchases of marijuana products. All sales of marijuana products must be conducted in person at the premises of the marijuana retail outlet and outside deliveries are prohibited.

The Governor may enter into agreements with federally recognized Indian tribes concerning matters pertaining to marijuana commerce. Such marijuana agreements may address any marijuana-related issue that involves both state and tribal interests or otherwise has an impact on tribal-state relations.

Summary of Bill:Medical Marijuana Delivery Endorsement.

A medical marijuana delivery endorsement to a marijuana retail license is established that authorizes a qualifying retailer to deliver marijuana for medical use to a qualifying medical marijuana patient or a designated provider. The delivery endorsement may be issued only to licensed marijuana retailers holding a medical marijuana endorsement. The holder of the delivery endorsement may deliver marijuana products to a qualifying medical marijuana patient or a designated provider, at a private residence, hotel, motel, boarding house, resort, hostel, trailer camp, or similar lodging business. A retailer may charge a delivery service fee to the customer for any delivery made in accordance with applicable statutory requirements and administrative rules.

The medical marijuana delivery endorsement authorizes a qualifying retailer to:

- receive an order over the telephone or Internet, by a qualifying medical marijuana patient or designated provider for the purchase and delivery of marijuana products; and
- deliver marijuana products to the same person who placed the order for the marijuana products over the telephone or internet.

The delivery person must be an owner or employee of the licensee holding the medical marijuana delivery endorsement and must have undergone training regarding verification of age and identity, as well as verification of registration in the medical marijuana authorization database. At the time of delivery, the delivery person must confirm the validity of the recipient's identification and medical marijuana recognition card through the use of an electronic device or web-based application as required by the LCB.

If the retailer applying for a medical marijuana delivery endorsement holds more than one marijuana retailer's license, a separate delivery endorsement is required for each retail outlet from which the license holder wishes to conduct the delivery of marijuana products to qualified medical marijuana patients.

Rule-Making by the LCB.

The Liquor and Cannabis Board may adopt rules necessary to implement this section and must adopt rules that include the following:

- eligibility requirements for the issuance of a medical marijuana delivery endorsement to a marijuana retailer;
- training requirements for persons involved in the delivery of marijuana products;
- civil penalties that may be imposed for delivery of marijuana products to a person under 21 years of age or is not registered in the medical marijuana authorization database;
- procedures for age verification and verification of registration in the medical marijuana authorization database;
- delivery vehicle requirements, including the maximum number of delivery vehicles that may be used by a marijuana retailer per work shift;
- limits on the amounts of marijuana products and money that may be carried in a delivery vehicle; and
- penalties for violations of applicable statutes or rules adopted to implement this section.

State-Tribal Agreements Regarding Medical Marijuana Delivery Practices.

The agreements that the Governor may enter into with federally recognized Indian tribes related to marijuana commerce may include provisions regarding delivery sales of medical marijuana products by tribes, tribal enterprises, or tribal member-owned businesses that are retailers of marijuana. Such agreements must meet specified requirements, including the requirement that tribal delivery sale regulations for medical marijuana products are the same, or substantially the same, as delivery sale regulations that apply to state-licensed marijuana retailers with a medical marijuana delivery endorsement.

Appropriation: None.

Fiscal Note: Available.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.

March 12, 2018

Dear Editor,

I have recently been following the story in the paper and online chatter about bringing another Marijuana shop to Stanwood. I normally keep to myself about political views but in this matter it has struck close to home and I feel a strong urge to speak up and be heard. My words may fall on deaf ears as it seems reading between the lines in the articles in the newspaper the matter is heading for approval no matter what the townspeople think or want. It seems to me to be strongly revenue based for our little community.

For many that are for bringing it to our area because of medical issues. The Bud Hut on Camano is doing quite well and not far from town and it has a bus stop right in front of the building so easily accessible for all. If you are in a wheelchair you can get para transit to assist in a ride as well. The surrounding areas Conway, Mt. Vernon and Arlington all have easily accessible marijuana shops.

Please hear me out, my family was completely changed back on December 27th, 2009 by marijuana. My son was staying the night at his friend's house in Stanwood his friend was supposed to bring him to work the next day. Unfortunately, Ryan had to rely on another boy in the home to get him to work. He did not know his friend was high and had been smoking marijuana and he got in a car with him that fateful day. You see marijuana may not kill by overdose but it does kill and it does impact those left holding the pieces. The driver was killed that day he was a mere 19 years old, in the military. My son was left in a coma with a traumatic brain injury and quadriplegia. His friends were pleading with him in the car to stop and to slow down but the THC was in his brain and he is no longer with us. Since that fateful day our lives have been turned upside down. He was not impaired in any way that day, but because he got in the car with a driver that was smoking marijuana his life is changed forever as is mine. It costs the taxpayers over \$200,000 per year for my son. Over \$2.5 million total, personally over a few hundred thousand.

I do not support impaired driving in any fashion. Bringing a marijuana shop to Stanwood would only create more of these types of accidents in the future, is this something the Council and Planning Commission want on their hands if they vote to make this legal in our city? I feel it is in the people's best interest to put it to a vote, let us decide if this is what we want as a community. Please, an issue as controversial as this has been to Stanwood since I502 passed shouldn't be left up to the few votes of the City Council.

Caprice deGuzman

Ryan C. Larsen

From: Aleph Fackenthall <aleph.fackenthall@gmail.com>
Sent: Monday, March 12, 2018 10:53 PM
To: Ryan C. Larsen; Devin M Sola
Subject: HB 2574 - 2017-18 Permitting marijuana delivery to medical marijuana patients.
Attachments: 2574 HBA COG 18.pdf

Hello Devin,

Can you please forward my comments below as well as the attachment to the Planning Committee?

Hello Planning Committee,

Thank you for the opportunity to share my thoughts this evening. I appreciated the open dialog and discussion, particularly about the hardships of those who are sick and who have difficulty traveling to the Bud Hut.

I has asked if anyone knew about medical marijuana delivery options. As it turns out, the state is working on a bill that would provide for medical marijuana delivery.

I think that we would all agree that if there was a way to provide for the transportation needs of the immobile who use medical marijuana for their quality of life throughout their sickness, a lot of people could be helped. Maybe then there would be less urgency to make sales legal and we could spend antequate time educating the public and creating ordinances that are truly robust and which can be enforced.

Below are the summary of HB 2574 - 2017-18 Permitting marijuana delivery to medical marijuana patients.

Thanks,
Aleph Fackenthall

Brief Summary of Bill

- Establishes a medical marijuana delivery endorsement to the marijuana retailer's license that authorizes the holder to provide marijuana home delivery services to qualifying medical marijuana patients age 21 or over, or to designated providers.
- Authorizes qualifying medical marijuana patients to place delivery orders for marijuana products with a qualifying retailer over the telephone or by Internet.
- Requires that medical marijuana deliveries be made to the same qualifying adult that placed the order and that the delivery be made only to a private residence, hotel, motel, or other lodging business.
- Requires that delivery persons be trained regarding age and identity verification, as well as verification that the patient is registered in the medical marijuana database.
- Grants broad rule-making authority to the Liquor and Cannabis Board to implement and administer the program.
- Authorizes tribal compacts pertaining to medical marijuana delivery services by tribal marijuana retailers, subject to the requirement that tribal regulations governing medical marijuana deliveries be substantially the same as those applicable to marijuana delivery services by state-licensed marijuana retailers with a delivery endorsement.

HB 2574 - 2017-18

Permitting marijuana delivery to medical marijuana patients.

Sponsors: Kloba, Sawyer, Condotta, Slatter, Robinson, Kirby, Stanford, Vick, Pollet, Wylie, Tharinger, Macri

Bill Status-at-a-Glance

See [Bill History](#) for complete details on the bill

As of Monday, March 12, 2018 10:26 PM

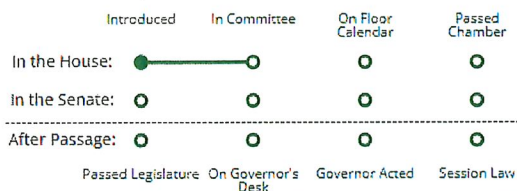
Current Version:

Substitute - SHB 2574

Current Status:

HRules R

Where is it in the process?



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Bill History

2018 REGULAR SESSION

- Jan 10 First reading, referred to Commerce & Gaming (Not Officially read and referred until adoption of Introduction report). (View Original Bill)
- Jan 15 Public hearing in the House Committee on Commerce & Gaming at 1:30 PM. (Committee Materials)
- Jan 16 Executive session scheduled, but no action was taken in the House Committee on Commerce & Gaming at 1:30 PM. (Committee Materials)
- Jan 18 Executive session scheduled, but no action was taken in the House Committee on Commerce & Gaming at 9:00 AM. (Committee Materials)
- Jan 22 Executive session scheduled, but no action was taken in the House Committee on Commerce & Gaming at 1:30 PM. (Committee Materials)
- Jan 23 Executive session scheduled, but no action was taken in the House Committee on Commerce & Gaming at 1:30 PM. (Committee Materials)
- Jan 29 Executive action taken in the House Committee on Commerce & Gaming at 1:30 PM. (Committee Materials)
- Jan 31 **COG - Majority: 1st substitute bill be substituted, do pass.** (View 1st Substitute) (Majority Report)

<http://apps2.leg.wa.gov/billsummary?BillNumber=2574&Year=2017&BillNumber=2574&Year=2017>

1 AN ACT Relating to establishing an endorsement to the marijuana
2 retailer's license authorizing delivery services to qualified medical
3 marijuana patients; creating a new section; and providing an
4 expiration date.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6 NEW SECTION. Sec. 1. (1) The state liquor and cannabis board
7 must conduct a study of regulatory options and issues related to the
8 creation of a system for the home delivery of medical marijuana
9 products to qualifying medical marijuana patients by licensed medical
10 marijuana retailers. The goal of the study is to examine the legal
11 and regulatory issues related to the creation of a medical marijuana
12 home delivery system and to provide the legislature with
13 recommendations for the establishment of a regulatory scheme that
14 provides for the safe home delivery of marijuana products for medical
15 use, while at the same time ensuring the effective monitoring of the
16 delivery process in order to minimize the likelihood of illicit
17 activity.

18 (2) In conducting the study, the state liquor and cannabis board
19 must consult with the state department of health, industry
20 representatives, local government officials, law enforcement

1 officials, and any other person or entity deemed necessary to
2 properly complete the study.

3 (3) The issues that must be considered by the state liquor and
4 cannabis board during the course of the study include, but are not
5 limited to, the following:

6 (a) Eligibility requirements for marijuana retailers applying for
7 a medical marijuana delivery endorsement;

8 (b) Verification procedures regarding age, identity, and
9 registration in the medical marijuana authorization database with
10 respect to the medical marijuana patient receiving delivery;

11 (c) Qualifications for, and the training of, persons delivering
12 medical marijuana products on behalf of the medical marijuana
13 retailer;

14 (d) Methods of ordering and payment;

15 (e) Maintaining the integrity of the marijuana traceability
16 system during the course of the delivery process;

17 (f) Safe and secure transportation of marijuana products from the
18 retailer to the purchaser, including delivery vehicle requirements;

19 (g) Methods of ensuring that a retailer's delivery employees and
20 delivery system are in compliance with regulatory requirements;

21 (h) Medical marijuana deliveries by retailers operating out of
22 Indian country; and

23 (i) Civil penalties and administrative actions for regulatory
24 violations by a retailer holding a medical marijuana delivery
25 endorsement.

26 (4) By December 1, 2018, the state liquor and cannabis board must
27 provide the appropriate committees of the legislature with findings
28 and recommendations regarding the implementation of a medical
29 marijuana home delivery system.

30 (5) The study, findings, and recommendations required under this
31 section must be done through the use of the existing resources of the
32 state liquor and cannabis board.

33 (6) This section expires January 1, 2019.

Ryan C. Larsen

From: Erica Schorn
Sent: Friday, March 2, 2018 7:38 AM
To: Ryan C. Larsen; Leonard Kelley; Devin M Sola
Cc: Amy M Rusko
Subject: FW: Marijuana Store in Stanwood Washington

Another comment on marijuana. FYI, I'm printing these out and putting them in a folder on my desk. Also saving them here:

<S:\Clerk\Public Comments-Complaints\2018\Marijuana>

From: Gold Detective [mailto:brochalm@gmail.com]
Sent: Thursday, March 01, 2018 10:33 PM
To: Erica Schorn <erica.schorn@ci.stanwood.wa.us>
Subject: Marijuana Store in Stanwood Washington

I have some personal insight regarding the use of marijuana. Please hear me out.

I grew up in Hawaii. You might say wow lucky me. The truth of the matter is it is a mega spawn of pot growers and world wide sales!

I can easily state with full fact it is akin to waging a war in Vietnam!
Every year the state of Hawaii and police force and national guards would perform what is called green harvest. Tons and tons of Pot gets confiscated. Not mere hundred pounds but 80000 pound loads are confiscated and destroyed weekly, some times daily during this push.

Local growers would place their plants in forest's, trails, hill sides where it is off the beaten path so to speak. Traps set, dangerous ones! People get hurt unknowingly, kids injured along with animal's, why because people get the fever of making big money growing pot.

It is even put in sugar cane fields, where the growers warn the cane growers if they mess with their pot they will burn their entire sugar cane crops down!
It is brutal, do not be fooled folks.

Now you are sitting there saying that this is just a mom and pop sales, it's legal! It is so much more. It has tangible sides to this situation that you don't ever want to get involved with.
I have seen people using pot, and be in a state where they are not be able to be in control of vehicles, bikes, walking, talking etc. So if you are saying that one can maintain control, you are not fooling me. Been there done that it is a lie!

We have families that move about daily here, add another shop selling this legal drug and the increase of potential harm escalates.

From my own witnessed accounts, a vast majority of pot users go on to harder drugs, most times with the pot laced by someone else, then they get hooked on it. You can figure out the rest.
It creates a carefree attitude and lack of respect for others and their families and property.

So here is my entire premise. There is documented proof that pot is not the best alternative medicine, yes it has helped some people. Let's keep it at the medical side of things and not follow suit of Amsterdam, where pot and other not so family related activities reign.

What I am saying is not only are there better type of businesses that would benefit the city better but would also increase the desirability of residency as the town grows.

I for one would rather see a business that develops a wholesome presentation rather than a let's smoke and get laid atmosphere. We should be cultivating a city of higher standards where our children and families feel free to walk around and have the opportunity for growth in a positive light. Instead don't go there the type of people may kidnap you. Yep it's extreme, you get my point.

It makes no sense that this law was ever passed allowing pot to be recreational, it is smoke being introduced into your lungs! Same ideology as tobacco, which is deadly! Proven, etc

Please accept this testimony from me weighing in on the side of prohibit any marijuana sales in Stanwood!

Sincerely

Lawrence Brocha

Ryan C. Larsen

From: Erica Schorn
Sent: Tuesday, February 27, 2018 4:22 PM
To: Ryan C. Larsen; Devin M Sola
Subject: FW: Marijuana shops in Stanwood

From: Gary Williams [mailto:ganawilliams72@comcast.net]
Sent: Tuesday, February 27, 2018 4:08 PM
To: Erica Schorn <erica.schorn@ci.stanwood.wa.us>; Leonard Kelley <Leonard.Kelley@ci.stanwood.wa.us>
Subject: Marijuana shops in Stanwood

We are writing you to ask you to voice our opposition to Marijuana shops in the community of Stanwood. We moved to Stanwood from California October, 2016. So many things drew us to this community. Please do not tarnish our community with allowing these shops to open. We realize that some people say that they have a "medical need" for marijuana - obtain it BUT not in our community. Please forward our email to all of the city council members as well as the city planning committee.

Thank you,

Gary and Nancy Williams

Ryan C. Larsen

From: Erica Schorn
Sent: Tuesday, February 27, 2018 7:37 AM
To: Ryan C. Larsen; Devin M Sola
Subject: FW: Marijuana Sales in stanwood

-----Original Message-----

From: Rachael McQuery [mailto:timandrachael@hotmail.com]
Sent: Tuesday, February 27, 2018 7:35 AM
To: Erica Schorn <erica.schorn@ci.stanwood.wa.us>; Leonard Kelley <Leonard.Kelley@ci.stanwood.wa.us>
Subject: Marijuana Sales in stanwood

Please forward my email to all city
council members & the city planning
committee.

My name is Rachael McQuery &
my husband Tim & our family have
lived in the stanwood/Camano area
for 11+ Years. We have really enjoyed
the small town & family oriented feel
of the stanwood area. That is the reason we moved to this area, to raise our family in a safe area. We have gone into to
stanwood every day (sometimes several) to shop, play & live our lives. If you put a pot shop in stanwood, we feel it
would greatly take away from the wonderful family atmosphere stanwood has. Businesses would start being broken
into, the emergency services would be used a great deal more & we wouldn't feel safe anymore. When the Camano bud
hut went in, the community wasn't notified at all. It went in quickly and it is a shame the community has no say at all. If
there are some in stanwood that use marijuana for medicinal purposes, it's a 15 min drive to Camano. I grew up with pot
being sold in my high school. It was only a gateway drug to very much harder, more addictive deadly drugs. Most of the
friends I have in high school have not been able to shake their drug habit & are still drug addicts. It has been devastating
to them, their family & the community. They are lost from the person they once where. If this shop is to generate
commerce, we are in a sad state of human existence. The businesses in town are so wonderful, why can't we come up
with an alternative to generate money that doesn't leave are children at prey to addiction??? We are opposed to the
opening of a marijuana shop in stanwood because of the loss of human life, morals & money because of use of ems
services.

Tim & Rachael McQuery
227 Baker View LN
Camano Island, WA
98282
Sent from my iPhone

Ryan C. Larsen

From: Erica Schorn
Sent: Tuesday, February 27, 2018 9:16 AM
To: Ryan C. Larsen; Devin M Sola
Subject: FW: Personal Point of View

From: Rachael McQuery [mailto:timandrachael@hotmail.com]
Sent: Tuesday, February 27, 2018 9:10 AM
To: Erica Schorn <erica.schorn@ci.stanwood.wa.us>; Leonard Kelley <Leonard.Kelley@ci.stanwood.wa.us>
Subject: Personal Point of View

Please forward my email to all city council members & the city planning committee.

Our other letter was written from a family point of view, this letter is from personal experience.

My little brother was killed in a car accident where his friend was driving who was a pot dealer. Now, I realize that's not what your proposing but the point is, recreational pot use, is a life style. My little brother was only 20 years old and was very goal oriented. He had stocks & bonds. He never missed a day of work. He believed in his friends. Even this particular friend, who would always reach out, because he knew Michael would help him. My brother made a mistake on his birthday 15 years ago to get into that car. He knew better. This person had a past record of wrapping his car around trees on three separate occasions. Michael had his whole life ahead of him. But instead, this person took 3 lives that night. He was able to continue to live his life. I don't know that I can accurately describe the loss to our family. My little brother never got to experience being a husband or father.

The US Department of Transportation (DOT) reported in its Fact Sheet on "Cannabis / Marijuana," published on the DOT website (accessed Dec. 30, 2005):

"Marijuana has been shown to impair performance on driving simulator tasks and on open and closed driving courses for up to approximately 3 hours. Decreased car handling performance, increased reaction times, impaired time and distance estimation, inability to maintain headway, lateral travel, subjective sleepiness, motor incoordination, and impaired sustained vigilance have all been reported. "

I know it is illegal to operate a vehicle while under the influence. The point I'm trying to make is marijuana use was also illegal at this time. So is driving under the influence of alcohol, it still happens all.the.time.

Let's not make it easier to lose life by opening a marijuana shop in our family oriented city of stanwood. We are very opposed to this shop opening.

Rachael McQuery
227 Baker View LN
Camano Island, WA
98282

Sent from my iPhone

Ryan C. Larsen

From: Clerk, City
Sent: Thursday, February 22, 2018 9:53 AM
To: Devin M Sola
Cc: Ryan C. Larsen
Subject: FW: Vote No on legalizing marijuana sales within Stanwood city limits

From: Aleph Fackenthall [mailto:aleph.fackenthall@gmail.com]
Sent: Wednesday, February 21, 2018 8:54 AM
To: Clerk, City <City.Clerk@ci.stanwood.wa.us>; Aleph Joy Fackenthall <aleph.fackenthall@gmail.com>
Subject: Vote No on legalizing marijuana sales within Stanwood city limits

Hello city clerk,
Please forward this email to the city council and the city planning commission.

Almost 2 years ago I was in this same room. Listening to the same thing. Reasoned, well educated and prepared concerned citizens of Stanwood sharing the logic of not allowing Marijuana sales within city limits. As already shared tonight and in previous meetings, the concerns were the risk of Marijuana as a gateway drug, negative impact on our community, **and additional** under the influence accidents. **Questions rose as to the rational for** shops down the street from the middle school (**where influence of drugs is already known**)...and why the urgency **of bringing** sales to the center of our small town when the Bud Hut is only a few minutes drive away. Mayor Kelley inferred at the meeting in June 2016 that some town mayors reported they did have problems when sales were allowed.

I am not against marijuana, particularly for the majority of the proponents who have shared how medical Marijuana was instrumental in normalizing their life from the pain of illness or accident. But none **assured that** a few minutes more of a drive to the Bud Hut would be a hardship.

Those **who** were in favor were mainly spouting convenience of proximity **for marijuana users** and the \$ this brings into the city. As Mr McKay stated in June 2016, the city will get about \$50K in tax revenue. Money and Convenience.

I have loved calling Stanwood my home for nearly 2 decades...I know I am considered a youngster by many who have lived here their whole lives. Our town has grown considerably over those decades because it is such a great place to be, because it is known for that wholesome, healthy, safe, community with great schools. Folks want to live here because they want what is best for their family. I have known those who have moved from Stanwood away **from** Marysville and Arlington because of our small town charm.

What will the legacy of this council be? Will they be known for Money **from taxes on marijuana** and Convenience **for those who want immediate access to it**, OR for **standing firm against the negative impact of stores so close to the children and families represented in this town.**

Thanks,
Aleph Fackenthall

6104 284th st nw

Ryan C. Larsen

From: Erica Schorn
Sent: Thursday, February 22, 2018 10:02 AM
To: Devin M Sola
Cc: Ryan C. Larsen
Subject: FW:

From: Sarah Cookston [mailto:sfcookston@hotmail.com]
Sent: Thursday, February 22, 2018 9:57 AM
To: Erica Schorn <erica.schorn@ci.stanwood.wa.us>; Leonard Kelley <Leonard.Kelley@ci.stanwood.wa.us>
Subject:

Attn: Deputy Clerk and/or Mayor Kelley, please forward my e-mail to the city council members and the city planning commission that meets on Monday Feb. 26th before this Thursday.

Please do not let a marijuana shop open its doors in Stanwood. We don't want one.

Sincerely,

Sarah Cookston
Stanwood resident

Ryan C. Larsen

From: Erica Schorn
Sent: Thursday, February 22, 2018 9:48 AM
To: Ryan C. Larsen
Subject: FW: City Council Meeting Question

Are you able to answer these questions? She also sent an email that I will forward to you with her comments. I forwarded it to councilmembers.

Erica

-----Original Message-----

From: Nancy H [mailto:nancyswandahansen@gmail.com]
Sent: Wednesday, February 21, 2018 10:06 AM
To: Leonard Kelley <Leonard.Kelley@ci.stanwood.wa.us>; Erica Schorn <erica.schorn@ci.stanwood.wa.us>
Subject: City Council Meeting Question

Hello!

I have heard that the city is considering allowing marijuana shops in Stanwood.

Will this be discussed at the meeting this Thursday? I did not see it on the agenda.

What meeting happens on Feb. 26th? Is this the meeting where this issue will be discussed? Where would I find the agenda for this meeting? Can community members speak at this meeting or only at the city council meeting?

I was told the mayor has invited pro-marijuana advocates to come speak. Is this true? When & where will these people be speaking?

I'd like to understand what is going on with this issue and learn how I and other Stanwood citizens can share our opinions & be informed.

Thank you,
Nancy Hansen

Sent from my iPhone

Ryan C. Larsen

From: Erica Schorn
Sent: Thursday, February 22, 2018 9:50 AM
To: Ryan C. Larsen
Subject: FW: PLEASE VOTE NO MARIJUANA IN STANWOOD

[Another one that I forwarded to councilmembers.](#)

From: Peggy Kitting [mailto:peggypooh321@yahoo.com]
Sent: Wednesday, February 21, 2018 1:18 PM
To: Erica Schorn <erica.schorn@ci.stanwood.wa.us>; Leonard Kelley <Leonard.Kelley@ci.stanwood.wa.us>
Subject: PLEASE VOTE NO MARIJUANA IN STANWOOD

Please forward this message to the city council and the planning commission before Thursday's meeting.

In regards to the upcoming Planning Commission agenda to revisit the retail marijuana in Stanwood, my voice is in opposition to permitting retail marijuana sales.

1. The city is growing, the tax base is growing with it:

People are moving here, want to move here.

New housing permits are on the rise, new homes are being constructed, new development has been announced for many more homes off of Cedarhome drive.

Businesses have been coming and will continue to come.

2. Stanwood has a reputation of being a family-friendly location with affordable housing, good schools, and lower crime rates.

3. Marijuana sales have a history linked with increase in crime rates. See studies from U of W, state of Colorado. The shops become an attractant for clientele who as a generalized grouping are participants in more at-risk activities.

4. The tax revenue from marijuana sales may be offset by increases in public services associated with the users of marijuana -- police, fire, EMT, social services costs.

5. The tax revenue from marijuana sales may be offset by either the lack of businesses maintaining operations near the store or from new businesses setting up operations elsewhere.

For a city which is attractive for the reasons as stated in point #2, permitting marijuana sales within the city limits will bring an unnecessary and unappealing element to our great town. I ask that retail sales not be allowed.

Peggy Kitting
7229 286th PL NW
Stanwood, WA 98282

Ryan C. Larsen

From: Erica Schorn
Sent: Thursday, February 22, 2018 9:48 AM
To: Ryan C. Larsen
Subject: FW: I stand opposed to marijuana shops in Stanwood

From: Nancy H [mailto:nancyswandahansen@gmail.com]
Sent: Wednesday, February 21, 2018 11:28 AM
To: Erica Schorn <erica.schorn@ci.stanwood.wa.us>; Clerk, City <City.Clerk@ci.stanwood.wa.us>; Leonard Kelley <Leonard.Kelley@ci.stanwood.wa.us>
Subject: I stand opposed to marijuana shops in Stanwood

Attn: Deputy Clerk and/or Mayor Kelley, please forward my e-mail to the city council members and the city planning commission that meets on Monday Feb. 26th before this Thursday.

Hello,

I am a citizen of Stanwood who lives in the Copper Station neighborhood with my husband and four children ages 9, 11, 13 and 15. We love this town and we have chose to live here for the past 12 years because of its small town feel, family-friendly focus, safety and beauty. It is a wonderful place to raise a family! My husband works from home for an international tech company and we could live anywhere in Washington, but we have chosen to live here because it is so desirable! We LOVE Stanwood and we do not want the character of the town to change as it grows and provides a wonderful place for people to find and enjoy rich community.

I am opposed to marijuana shops in Stanwood and I ask that you vote NO on any initiatives put forth to allow Marijuana shops in our town.

I attended the city council meetings on this issue two years ago and was disappointed that the community was not made aware prior to the council meetings about what was on the table. My daughter and I were the only people at the first meeting in opposition, along with the many out of town marijuana lobbyists one of which, yelled at me, "You should be ashamed of raising your child to think this way", after my 14 year old shared her reasonable opinions of opposition. I would like to request that people who do not live in our town or own a business in our town, that they would be asked to speak after community members, if at all. I'd also like to request that additional officers come to the meetings on this issue and escort those who are in opposition to their cars following the meeting. My daughter and I had drug users follow us to our car, yelling at us last time. It was also uncomfortable to have to state our address at the meeting. I would like to request that addresses can be written on paper and handed to the one who is typing up the minutes. Many community members spoke up in opposition at the following meeting once they were made aware of the issue. Please refer to the meeting minutes from the three meetings on 6/23/16, 6/9/16 and 7/14/16 to see the names and comments of community members who asked if this issue came up again, that you would remember their request that you oppose it.

I understand that many people use medical marijuana for pain control, but I do not think the drive to Camano or Conway is a burden. People have to drive at least that far to go to Wal-Mart or Costco. If the reason for adding shops to our town is simply for revenue, that saddens me. I think that the bright people on our planning committee and council can come up with better opportunities that retain our town's character and charm.

In the January 4, 2018 issue of the NY Times it stated that "the Trump administration freed prosecutors to more aggressively enforce federal laws against the drug in states that have decriminalized its production and sale...". The president was quoted in this article stating that marijuana is, "...a dangerous drug and that marijuana activity is a serious crime." By federal law, marijuana is still illegal.

It will be difficult to ask my 11 year old, Boy Scout son, to partner with a city council who thinks its a good idea to bring drug sales to the area of town he would ride his bike through to attend school on a sunny day in the spring. The boy scouts just made posters for their badges about why drugs are bad. Please model for my son the courage & integrity I hope for him to possess as an adult by voting NO on this issue. I would feel it would not be as safe for him to be downtown alone and considering that we have so few officers, who are often busy with legitimate concerns, having a store near the police station does not add comfort for me.

I am also concerned about our town's name being listed on the WA state marijuana tourism directory/site. I do not want people from others states and countries coming to our town to pursue recreational use.

Additional concerns I have include; children having more access to people willing to buy pot for them locally, increased impaired driving by recreational users, increased 2nd hand pot smoke effecting children, increased use of 911 services for children who accidentally ingest pot edibles, increased cost of additional law enforcement needed (which potentially will meet or outweigh any revenue gained) which we are already short on, and the overall decreased reputation of Stanwood as viewed by potential businesses and families considering a move to our area.

For all these reasons, please vote NO on allowing stores in Stanwood which would sell Marijuana.

Sincerely,
Nancy Hansen

Ryan C. Larsen

From: Clerk, City
Sent: Thursday, February 22, 2018 9:52 AM
To: Devin M Sola
Cc: Ryan C. Larsen
Subject: FW: Retail Marijauna, Planning Commission agenda, 22 Feb 2018

From: matthew daniels [mailto:piecekeeper73@gmail.com]
Sent: Wednesday, February 21, 2018 10:26 AM
To: Clerk, City <City.Clerk@ci.stanwood.wa.us>
Subject: Retail Marijauna, Planning Commission agenda, 22 Feb 2018

Please forward this message to the city council and the planning commission before Thursday's meeting.

In regards to the upcoming Planning Commission agenda to revisit the retail marijuana in Stanwood, my voice is in opposition to permitting retail marijuana sales.

1. The city is growing, the tax base is growing with it:

- People are moving here, want to move here.
- New housing permits are on the rise, new homes are being constructed, new development has been announced for many more homes off of Cedarhome drive.
- Businesses have been coming and will continue to come.

2. Stanwood has a reputation of being a family-friendly location with affordable housing, good schools, and lower crime rates.

3. Marijuana sales have a history linked with increase in crime rates. See studies from U of W, state of Colorado. The shops become an attractant for clientele who as a generalized grouping are participants in more at-risk activities.

4. The tax revenue from marijuana sales may be offset by increases in public services associated with the users of marijuana -- police, fire, EMT, social services costs.

5. The tax revenue from marijuana sales may be offset by either the lack of businesses maintaining operations near the store or from new businesses setting up operations elsewhere.

For a city which is attractive for the reasons as stated in point #2, permitting marijuana sales within the city limits will bring an unnecessary and unappealing element to our great town. I ask that retail sales not be allowed.

Matt Daniels
7918 263rd PL NW
Stanwood, WA 98282

Hello, my name is Katie Shrock Owner of One A-Chord Academy in Stanwood. I would first like to address my first statement request to the City Administrator and Community Development Director Ryan Larson.

As City Administrator and the Community Development Director you are the person to make a decision for me. I am asking for a variance to the sign rules. To allow me to put a monument sign up on the corner of 94th and 271st. As well as an A-Board sign to be there till the monument sign can be made and installed. I am asking this to be approved immediately. Before any of the other sign laws are changed. You are capable of signing the form you have in the city office. I would like to pick up this signed variance by Wednesday of this week.

I would also like to ask that the sign laws be re-evaluated and/or re-written to better serve the businesses that are already open and operating in Stanwood. As well as enforcing the sign rules you currently have in place. I was told that the city doesn't have the resources to enforce every sign violation in town. That you are only enforcing the violations on complaint base only. I would suggest that the sign laws are or are not. Only enforcing those that you choose is discrimination. When I inquired about Viking Village and why the town doesn't enforce the signage rules to them. I was told they are attorney's and it would cost the city a lot of money. So because I am not an attorney and you assume I don't have the same resources. You are requiring me to follow all rules. That is discrimination. Viking Village isn't the only location that signage rules are in violation. Since you say they are by complaint only, this is my official complaint about sign violations. Against Viking Village, Alf's, Snow goose books, and tru-view glass. I will continue to make complaints as needed.

2. It was recently brought to my attention that the city council is wanting to put a Marijuana shop in downtown Stanwood. I have strong opinions about this that I will go over but first I am displeased about the special attention the Marijuana shop is getting. I had come with a simple request to adjust the sign laws and to allow me to put additional signage up. I was told "It will be added to the list of topics for the year". It was placed as number 2 on the list. After the Marijuana Shop. I had a private meeting with you Ryan Larson and a witness. You said the list order did not indicate the order of importance. That is not true. The council is now focused on the Marijuana Shop before addressing the signage issue I had brought up.

My number one complaint is you are focusing on a business that is not even open in town, let alone federally legal. Yet businesses that are federally legal and have been open and operating as business in town are getting pushed to the bottom of the list. I implore you to take care of the businesses you already have before addressing new business.

3. I would like to go on record that I am against opening a Marijuana shop in Stanwood. As a business owner on the Main Street and right across from the Stanwood Middle School. The last thing this town needs is to have a marijuana presences so visible. But I'm not going to appease to your morals. I know the city is focused on income. Making money. You want a marijuana shop because of the financial benefits you believe it will bring in. I urge you to look at this long

term. Recreational and medical marijuana use is still illegal nationally under the [Controlled Substances Act](#) and it is listed under the Schedule 1 list of drugs, along with heroin and LSD.

On January 4th 2018, Attorney General Jeff Sessions rescinded guidances from former President Barack Obama's administration that allowed states to legalize marijuana with minimal federal interference. In a statement, Sessions said that the move will allow federal prosecutors "to use previously established prosecutorial principles that provide them all the necessary tools to disrupt criminal organizations, tackle the growing drug crisis, and thwart violent crime across our country."

In effect, this will let federal prosecutors use their own discretion to crack down on marijuana businesses in states where pot is legal for recreational purposes.

Why waste our cities resources and time pursuing a business that may not be allowed in a year or 5 yrs time? Are we willing to risk being federally prosecuted? Instead I propose you focus on all the legal businesses you already have in town and help them become more profitable.

Thank you,
Katie Shrock
26930 94th Dr NW
Stanwood, Wa 98292



PLANNING COMMISSION STAFF REPORT

MEETING DATE: March 26, 2018

SUBJECT: **Trailside Preliminary Plat**

PROPONENT: John Robinett

APPLICATION TYPE: Preliminary Plat (2018-0063), Critical Areas (2018-0066), SEPA (2018-0067)

REQUEST: The applicant is requesting preliminary plat approval, along with a critical areas and SEPA environmental review for 15 single family residential dwelling lots. The proposed plat will construct off-site drainage improvements, a public road, utilities, park/open space, and public access to Heritage Park along 96th Avenue NW. A street modification request was submitted to allow for a reduction in the proposed street width, along with curb and gutter dimensions.

LOCATION: The project is located southeast of the 272nd Street NW & Heritage Trail intersection and north of 96th Avenue NW.

ATTACHMENTS: A. Preliminary Plat Site Plan



Figure 1 – Location Map

Project Site

PROCEDURAL INFORMATION

The project as proposed is considered a Preliminary Plat and will be processed as a Type III permit application. The process requires public notice in the paper, posting the site, and mailing to every property owner within 300-feet. Proper notification has occurred. The Hearing Examiner will render a decision on this project after an open public hearing.

Also, Stanwood Municipal Code 17.80.033 states the community development department shall apprise the planning commission of the general intent of a project of this type and collect comments from commission members. These comments will be considered prior to issuing a recommendation to the Hearing Examiner.

PROJECT SUMMARY

The applicant is requesting preliminary plat approval, along with a critical areas and SEPA environmental review for 15 single family residential dwelling lots. The proposed plat will construct off-site drainage improvements, a public road, utilities, park/open space, and public access to Heritage Park along 96th Avenue NW.

The property is designated High Density Residential (HDR) in the Comprehensive Plan and zoned Multi-Family Residential (MR). The project is located on two tax parcels in the downtown area of the city on 96th Avenue between 271st Street and 272nd Place. The parcels are approximately 2.61 acres (113,692 square feet) in size.

The application was submitted on February 9, 2018 and deemed to be complete March 1, 2018. The notice of application, optional SEPA DNS and notice of public meeting was mailed on March 2, 2018 and published in the newspaper and posted on-site on March 6, 2018. The notice of application and optional SEPA DNS comment period ended on March 20, 2018.

ANALYSIS

Chapter 17.10 – ESTABLISHMENT OF ZONING DISTRICTS

17.10.010 Zoning Districts

The property is zoned Multi-Family Residential (MR)

17.10.020 Purpose and intent of zoning districts.

(5) MR (Residential Multi-family) Zone. This zoning includes moderately to densely developed areas that are located primarily adjacent to business and other activity centers in the city and are proposed to comprise higher density multifamily, townhouse and duplex development as well as supportive neighborhood facilities. Several properties within this designation are within the mixed use overlay designation and in these areas the intent is to encourage mixed use development with commercial use on the ground floor. This zone implements the high density residential land use designation in the Comprehensive Plan and the mixed use overlay.

Chapter 17.30 – PERMITTED LAND USES

17.30.040 Zoning use table

The zoning table indicates Single Family Residential Dwellings are allowed uses within the MR zone. MR subdivisions are required to follow SMC Chapter 16.15 for Preliminary Plats.

Chapter 17.60 – ZONING STANDARDS TABLE

17.60.020 Residential development standards

Multi-Family Residential (MR)	
Maximum Residential Density	20 du/acre ¹
Minimum lot area	20,000 sf
Minimum lot width	100ft
Minimum lot depth	200ft
Setbacks	Front: 20ft 20ft accessory Rear: 15ft 5ft alley Side: 25ft 5ft accessory
Corner lot side setback	25ft
Maximum height	30ft
Maximum building coverage	40%

¹ In the MR zone, single-family detached uses requires a minimum land area of 4,500 square feet per unit.

The above development standards are for multi-family residential, single-family is only required to meet the minimum square footage of 4,500 square feet.

The project as designed meets the zoning standards for single-family detached use within the multi-family residential zone.

Chapter 17.81A – PROCEDURES

17.81A.210 Types of Review

The proposed project is considered a preliminary plat. Preliminary Plats are required to follow a Type III Review process, which is a quasi-judicial review and decision by the hearing examiner. The hearing examiner makes a decision based on a staff report. A public meeting may be held prior to the hearing examiner hearing with the planning commission. The hearing examiner considers public testimony received at an open record public hearing. Public notification is provided at the application, public hearing, and decision stages of application review. Appeals of hearing examiner decisions are made to Snohomish County superior court.

Chapter 17.105 – OFF-STREET PARKING AND LOADING STANDARDS

17.105.140 Minimum required off-street parking spaces

Single-family detached dwellings are required to provide 2 parking spaces per dwelling unit.

The applicant has proposed 3 parking spaces per dwelling unit, as there will be no on-street parking within the plat.

Chapter 17.112 – ARCHITECTURAL DESIGN STANDARDS

17.112.020 Building design standards applicable in the MR zoning districts.

(1) Architectural style is not to be restricted; however, styles representative of the building styles that have been used throughout the history of Stanwood area strongly encouraged. The evaluation of the exterior appearance and design of any new development or renovation to an existing building shall be based on its relationship to the surrounding environment.

At building permit application the applicant will provide the city the exterior appearance and design of all new homes. The new homes shall follow the architectural elements of the code.

(7) Fences and freestanding walls seven feet or less in height may be allowed in any required side yard or rear yard, or four feet or less in a required front yard. No fencing will be allowed to obstruct the sight distance for traffic on any roadway and shall be consistent with City of Stanwood Street and Utility Standards section for sight obstruction.

The proposed plat will have an intersection sight distance of 15 feet back from the edge of traveled way and 3 feet above the pavement.

(8) Single-Family Homes in New Subdivisions.

(a) All single-family homes in new subdivisions or short subdivisions greater than two lots shall provide a variety of homes. No four adjacent homes along a single street front shall be designed or treated alike. Adjacent homes shall be treated differently in at least three of the following:

- (i) Floor plan (mirror floor plans are not acceptable);
- (ii) Roof lines as viewed from the street (not including pitch);
- (iii) Entry design;
- (iv) Predominant color;
- (v) Materials (able to be differentiated at street front); and
- (vii) Window shapes and sizes (street-facing only).

(b) Subdivision and short subdivision great than two lots shall have a minimum number of floor plans according to the following chart (reverse floor plans are not acceptable):

Number of Lots	Minimum Number of Floor Plans
3-4	3
5-8	4
9-12	5
13-16	6
17-20	7
21+	8

The proposed preliminary plat has 15 single-family detached residential lots. Six different floor plans will need to be submitted at the time of building permits.

Chapter 17.120 – CRITICAL AREAS – FREQUENTLY FLOODED AREAS – SPECIFIC STANDARDS

17.120.050 Specific Standards

In all areas of special flood hazards where base flood elevation data have been provided as set forth in SMC 17.120.020(2), Basis for Establishing the Areas of Special Flood Hazard, or SMC 17.120.030(2), Use of Other Base Flood Data, the following provisions are required:

(1) Residential Construction.

(a) New construction and substantial improvement of any residential structure shall have the lowest floor elevated to the base flood elevation plus one foot.

(b) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

- (i) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;
- (ii) The bottom of all openings shall be no higher than one foot above grade; and
- (iii) Openings may be equipped with screens, louvers, or other coverings or devices; provided, that they permit the automatic entry and exit of flood waters.

The applicant will need to provide a critical areas study that includes information about the special flood hazard area and a habitat assessment for the site.

Chapter 17.140 – STORMWATER MANAGEMENT PERFORMANCE STANDARDS

The applicant has designed the Stormwater system in accordance with 17.140.050 General requirements subsection (1) which states, “The 2005 Edition of the Washington State Department of Ecology’s “Stormwater Management Manual for Western Washington” is hereby adopted by reference and is hereinafter referred to as the “manual.” Local exceptions are included in Chapter 3 of the Street and Utility Standards (Chapter [14.14](#) SMC) and are included herein by this reference.”

Chapter 17.145 – LANDSCAPE PERFORMANCE STANDARDS

17.145.080 Standards for street frontages

- (1) All new single-family residential subdivisions, multifamily projects, or nonresidential projects shall provide a five-foot landscape strip with street trees along all existing abutting streets or new public or private streets provided with the development. Where possible, the landscaping strip should be located between the right-of-way and the sidewalk. Landscaping strips shall be provided in the public or private right-of-way or on private property. Strips located on private property shall be located in a permanent landscaping easement recorded with the property.

- (2) Street trees of a species approved by the planning director shall be planted at a rate of no less than one tree for every 40 linear feet or fraction thereof.
- (3) New trees shall have a minimum diameter of two inches at four and one-half feet above the ground.
- (4) Ground cover shall be provided between the street trees per SMC 17.145.060 (5).
- (5) Landscaping strips located within the public right-of-way shall be maintained by the city of Stanwood. Landscaping strips located on private property shall be maintained by the property owner. Landscape strips on private streets shall be maintained by the homeowners' association or the adjacent landowner.
- (6) New street trees shall conform to the city's list of approved street trees as maintained by the planning department. (Ord. 1110 § 3, 2002).

The applicant will be installing street trees, standard curb, gutter and sidewalk along the west side of 96th Avenue and the west side of the private drive to the return radius of the cul-de-sac. The cul-de-sac may be allowed to have a rolled curb. A 5 foot sidewalk with curb and gutter shall also be installed to 271st Street NW.

Chapter 17.147 RECREATION AND OPEN SPACE STANDARDS

17.147.010 Recreation area minimum requirement

Single-family or duplex residential subdivisions/developments shall provide recreation areas in an amount equal to 110 square feet per person expected to reside in that development (as determined in accordance with SMC 17.147.020).

17.147.020 Occupancy computation

For purposes of these standards, one bedroom dwelling units shall be deemed to house an average of 2.0 persons, two bedroom units 3.5 persons, three bedroom units 4.5 persons, and units with four and more bedrooms 5.5 persons.

The proposed preliminary plat has 15 lots with 3 bedroom dwelling units. Calculation below:

15 lots x 4.5 (3 bedroom units) = 67.5

67.5 x 110 (square feet per person) = 7,425 square feet of recreation/open space.

17.147.040 (2) Recreational facility requirements

The number of required recreational facilities shall be dependent on the total number of dwelling units approved for the residential project. The following table indicates the number of required recreational facilities relative to the size of the residential project.

Number of Dwelling Units	Minimum Number of Recreational Facilities
10-50	1

The proposed preliminary plat has 15 dwelling units and therefore is required to have one recreational facility within the plat. The applicant can choose from a list of approved recreational facilities from a list located in SMC 17.147.040 (1). A revised site plan will need to be submitted showing that the plat meets the minimum recreation and open space requirements.

Chapter 17.151 IMPACT FEES – PUBLIC FACILITIES

17.151.040 Imposition of impact fees

There is imposed upon all new development activity within the city an impact fee which shall be calculated by adding the impact fee components as hereinafter provided for that are applicable to each new development activity.

The preliminary plat will be required to pay traffic impact fees, park impact fees, fire impact fees and school impact fees. Currently the Stanwood – Camano School District is not collecting impact fees. The impact fee amounts may change in the future and the fee paid will be the fee in place at the time of building permit submittal.

Chapter 16.15 – PRELIMINARY PLATS

16.15.030 Preliminary plat application submittal

The applicant submitted all necessary information for the preliminary plat on February 9, 2018. The notice of application was issued on March 2, 2018. The comment period for the notice of application ran from March 6, 2018 to March 20, 2018. The application was deemed complete on March 1, 2018 and first comments were sent on March 2, 2018.

16.15.060 Environmental checklist and determination

The applicant submitted a SEPA checklist on February 9, 2018. An Optional SEPA DNS was issued with the notice of application on March 2, 2018. The comment period for the Optional SEPA DNS ran from March 6, 2018 to March 20, 2018.

16.15.070 Specific requirements

The applicant has submitted all necessary plans, reports, studies, and site plans in order to conduct a full review of the preliminary plat. Revisions to the site plan and additional information have been requested regarding the flood plain, habitat assessments, and recreation/open space.

16.15.080 Distribution

The application and submittal information was distributed to all necessary city staff, agencies and consultants.

16.15.090 Review criteria

The preliminary plat will be reviewed per the requirements of the Stanwood Municipal Code and necessary related codes.

16.15.100 Planning commission review

Planning Commission review for the preliminary plat will take place on March 26, 2018.

16.15.110 Hearing – Notice procedure

A preliminary plat is required to hold a public hearing before the hearing examiner. The public hearing will follow the public hearing requirements of chapter 17.85.010.

16.15.140 Duration of approval

Preliminary plats are effective for five years from the date of preliminary plat approval.

PUBLIC COMMENTS RECEIVED

The city received two agency comments and one citizen comment. The two agencies were the Department of Ecology and Snohomish County Public Works.

The Department of Ecology stated that the project is located within FEMA flood zone AE on the Snohomish County, Washington and Incorporated Areas flood insurance rate map, number 53061C0351 E. The project requires a floodplain development permit, along with documentation of compliance with the Puget Sound Biological Opinion for the National Flood Insurance Program.

The city has requested that the applicant submit information regarding Habitat Assessment in a revised critical area study. A floodplain development permit will also be required prior to construction.

Snohomish County Public Works stated the project will not impact any county capital improvement projects or county road with three or more directional peak hour trips. Therefore, not mitigation is required for this development.

Citizen letter of concerns:

- 1. The drainage plan submitted looks good on paper, but will it tax the existing drainage system?*
- 2. Does it take into consideration flood events which cause storm drains to backup and flood the area?*
- 3. Why is there no drainage issue with these two parcels, but Heritage Park and the neighboring properties have drainage and flooding issues?*
- 4. Will the buyers be fully informed about the risks, costs, and responsibilities of buying and living in a flood plain?*
- 5. The information in the file states that they dug 20 inches deep without hitting the water table. Last year we would hit water within 18 inches. This year dug down to 24 inches and did not hit water. This was the first time in 18 years and is not normal.*
- 6. The traffic study didn't take into consideration the impact of the Library and sports fields. 96th Avenue NW is a very busy street on weekends, evenings, and during school and library events.*
- 7. 96th Avenue NW is a one-lane road when cars are parked on both sides of the street.*
- 8. The study said there have been no collisions at the intersection of 271st Street and 96th Avenue. That 271st wouldn't be very affected by this development. It would be the vehicle traffic to and from the library and sports fields that could cause more risk of collisions. The 141.60 estimated number of trips is a very significant number if you considered the use of the street.*
- 9. There is an issue with speeding now. When a road is punched through, it will only make it easier to go faster. There is a large amount of pedestrian traffic on this road. Mostly families with small children.*
- 10. Does the city need a residential development in the downtown flood plain? Is it worth the problems that it may create?*
- 11. This part of Stanwood still has small town character. Do we want to change the character of this part of town?*

12. *A traffic study or vehicle count for a full week 24/7 on 96th Avenue NW to get a realistic count of vehicles.*
13. *Traffic improvements to include speed bumps or equivalent on 96th Avenue NW*
14. *Striping of 96th Avenue NW to designate lanes.*
15. *A stop sign at the exit to the parking lot.*
16. *A crosswalk from the overflow/school parking lot to the library.*
17. *Notification to all homebuyers about the responsibilities of living in flood plain and a cost sheet for flood insurance.*
18. *Critical Area Report general concerns: the reference to a hay field, rainfall specifically related to the Stanwood area, and wetland area at Heritage Park.*
19. *Drainage Report general concerns: required frontage improvements and combined detention system with the city.*
20. *Environmental Checklist general concerns: is 61% impervious surface reasonable in a floodplain? And what is considered immediate vicinity for surface water? There is a pond and stream at Heritage Park*
21. *Traffic Impact Analysis general concerns: the study refers to peak hours (what is considered peak hours?), there is high traffic on 96th Avenue on the weekends and during the library open hours (which would be different than traffic on 271st Street), and the safety analysis did not address pedestrian traffic (this is a high pedestrian area).*