



SPECIAL PLANNING COMMISSION

February 22, 2017

MINUTES

I. CALL TO ORDER

Chair Judi Roland called the meeting to order at 7:00 p.m. in the Council Chambers located on the first floor of Auburn City Hall, 25 West Main Street, Auburn, WA.

a.) ROLL CALL/ESTABLISHMENT OF QUORUM

Planning Commission Members present were: Chair Judi Roland, Commissioner Mason, Commissioner Lee, Commissioner Stephens, Commissioner Moutzouris, Vice-Chair Copple, Commissioner Shin, and Commissioner Smith.

Staff present included: City Attorney Heid, Assistant Police Chief Pierson; Director of Community Development & Public Works Kevin Snyder, Assistant Director of Community Development Services Jeff Tate, Assistant City Attorney Jessica Leiser; Planning Services Manager Jeff Dixon, Senior Planner Dustin Lawrence, Senior Planner Thaniel Gouk; and Office Assistant Jennifer Oliver.

Members of the public present: Craig Kruger, Michelle Bode, Arne Nelson, Kirk Edwards, Philip Dawdy, and Tim Edwards.

b.) PLEDGE OF ALLEGEANCE

II. APPROVAL OF MINUTES

A. February 7, 2017

The Commission pointed out a scrivener's error in the Agenda. The date of the APPROVAL OF MINUTES is noted as January 7, 2017 and needs to be amended to state February 7, 2017.

Commissioner Copple moved and Commissioner Stephens seconded to approve the minutes from the February 7, 2017 meeting as written and amend the Agenda, APPROVAL OF MINUTES with the date of February 7, 2017.

MOTION CARRIED UNANIMOUSLY. 8-0

III. PUBLIC COMMENT

There was no public present for comments.

IV. OTHER BUSINESS

A. Discussion of C1, Light Commercial Code Changes

Senior Planner Thaniel Gouk presented the staff report on the C1, Light Commercial Code Changes and staff reviewed the proposed code amendment changes. The definition for "mixed use development" was updated to clarify that horizontal and vertical development is included in mixed use development and the language throughout the amendment has been updated to show consistency with this update. Staff explained that per the recommendations provided by the Commission at their

January 4th meeting, the proposed amendments include addressing the allowed uses in the C-1 zone, recognizing that several projects were vested and allowed to have residential development in the C-1 zone, they are noted as permitted uses in the amendment rather than legal non-conforming. Staff reviewed other amendments which provide general cleanup and of several zoning text inconsistencies.

The Commission and staff discussed the reason for calling out the ground floor uses in detail. Staff explained that this was previously noted in the code and provides clarity on the types of uses you would want or not want to have in a residential development. By providing this information it also assists folks who are looking to lease property when they are aware of the allowed use.

The Commission and staff discussed how the definition for work-live and live-work would be incorporated within the amendments.

With no further questions from the Commission, the Commission and staff agreed to bring back this item at the March 7, 2017 meeting for Public Hearing.

B. Proposed Ordinance No. 6642, Regulations of Marijuana related Businesses within the Municipal Limits of the City of Auburn

Director of Community Development and Public Works, Kevin Snyder, provided an overview of draft Ordinance No. 6642 regarding the regulation of marijuana related businesses in the City of Auburn. City staff members involved in working on and drafting the proposed ordinance were introduced.

Staff pointed out that this is an introduction to the draft ordinance and the intent is to provide an overview and work with the Commission to answer any questions and concerns as needed. Staff reminded the Commission that they received an updated draft Ordinance No. 6642 which included amendments to Sections 5.20.250 and several Sections of Title 18 of Auburn City Code. A hard copy of the updated draft Ordinance No. 6642 (Version No. 2, February 22, 2017 – Auburn Planning Commission) was provided to the Commissioners.

Director Snyder provided a PowerPoint presentation and explained that the city previously passed Ordinance No. 6525 on September 2, 2014 and Ordinance No. 6613 on August 15, 2016. An overview of Ordinance No. 6525 and No. 6613 was provided. Staff reviewed the current number of retailers, and producers/processors located within the city.

Staff reviewed the proposed zoning district limitations for marijuana related businesses and cooperatives under proposed Ordinance No. 6642 and the new proposed definition for Chapter 18.04. The proposed development standards for Marijuana Related Businesses under Chapter 18.59 was discussed. Staff explained proposed Ordinance No. 6642 would allow a maximum of 3 retailers, and provide a proposed maximum square footage of marijuana processors / producers. Staff opened a discussion on a public review process.

The Commission thanked staff for providing the current status of retailers, producers / processors and code enforcements activity within the city.

The Commission and staff reviewed map Options 1, 2, and 3 showing the geographic spacing effects or separation requirements of a marijuana business.

The Commission and staff discussed future school locations and if the separation requirements of these future locations would be noted within the map. Assistant Director Tate explained that the draft language for required geographic separation within proposed Ordinance No. 6642 does not apply to future uses, only to existing facilities.

Commissioner Lee asked if there would be a consideration within the required geographic separation for known land dedicated for future schools by a school district. In answer to the question, Director Snyder explained that the Commission could, in their recommendation to City Council, modify proposed Ordinance No. 6642 to include property that has been purchased for the development of future schools to satisfy the required geographic separation. The Commission and staff discussed possible language that could be included for properties that the school district owns that are not intended for future school development such as their bus barn. As requested by the Commission, staff will work on language for the ordinance and the identification of these properties.

The Commission and staff discussed the current vesting of retail marijuana related businesses and the language provided in proposed Auburn City Code Section 18.59.060 E. (Discontinuance). Staff explained that according to this section if an existing marijuana retail use is discontinued or abandoned for a period of six (6) months with the intention of abandoning that use, then the property shall forfeit first-in-time status.

The Commission and staff discussed the current number of retailers and the allowed number under state law. Staff explained how the licenses under I-502 were allocated and the methodology the state used for allocating those licenses and the later changes made by revised state requirements for state marijuana regulations, including marijuana processors, producers, retailers, and cooperatives.

A discussion was held regarding the precinct majority support by the citizens of Auburn regarding marijuana. City Attorney Heid reported that approximately fifty-five percent of the vote was in support of legalizing marijuana. The Commission and staff discussed marijuana related issues regarding minors and health risks within Auburn, King County, and the nation as a whole.

The Commission and staff discussed the polling of citizens of the City of Auburn to determine their thoughts related to marijuana related businesses. After discussion the Commission expressed their desire to conduct an on-line citywide poll to get community feedback on the city's regulation of marijuana.

After discussing draft Ordinance No. 6642, the Commission requested the following information from staff:

- Sales Tax Information for Marijuana Retail Stores (within the city and nationally)
- School district property issues and future school district sites for the inclusion in geographic separation options
- Social impact data – national or regional or local depending on available
- Draft polling questions and the polling process
- Heat Map for Vulnerability Issues for South King County

The Commission and staff discussed holding another work session on March 21st to continue to discuss the polling process and questions for the poll along with other information staff will provide per the request by the Commission. Prior to the March 7, 2017 meeting staff agreed to forward any other requested information that has been compiled to the Commission for discussion.

V. COMMUNITY DEVELOPMENT REPORT

The Commission and staff discussed various activities within the city and the status of those projects and activities.

VI. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 8:43 p.m.