

## City of Buckley

### Planning Commission Minutes

June 15, 2015

Chairperson Helmer called meeting to order at 7:00 PM. The following members were present: Hall, Harris and Beatty. Also in attendance was City Planner Thompson.

Hall stated there were a couple typos and one portion of paragraph 3 under the marijuana discussion was repeated and needs to be removed. **Harris moved to approve the minutes of the June 1, 2015 Commission meeting as corrected. Beatty seconded the motion and the motion carried.**

#### **Marijuana ordinance discussion**

Thompson stated she has been working on the new Marijuana Ordinance. Recommended changes are provided in the memo she provided to the commission to continue the discussion. Additions/deletions from the last meeting are in redline and strikeout format. There are several definitions that need to be finalized.

**Definitions:** The issues that need to be discussed are definition for agriculture, we may or may not want to keep the term hemp and if we do we need to define it as well as agriculture production. She has included a definition for cannabis cooperatives. Industrial marijuana is another item that needs to be discussed and if we want to keep it, it should be defined. Thompson stated regarding marijuana manufacturer, producer, processor and retailer, these are all a person licensed by the State, which means if they are not licensed by the State it's not a process. Do we want to keep the terminology or is this a question for the City Attorney. It was decided to keep it as licensed by the State. Discussion ensued. Helmer asked if we should separate the definition for processor and producer or should it be one definition, can a license be issued for one and not the other. It was clarified that it can be. Thompson stated she would like the Commission to notice that the agricultural definition and marijuana production definition are based on the same RCW.

**Purpose:** The wording was changed to "to ensure the marijuana industry in the community maintains the character and small town feel".

**Review Process:** Item D, Thompson stated we reworded this so that it was clearer. Item C was changed to read "building permits are needed to upgrade existing facilities to meet state standards and the administrative review sentence was eliminated.

**General Requirements:** Item J, Odor control equipment shall be as approved by the Puget Sound Clean Air Agency.

**Medical Marijuana Cooperatives:** Cannabis cooperatives were changed throughout the section to medical marijuana cooperatives.

Helmer asked if all the definitions we have talked about be included somewhere in this ordinance. Thompson stated she is not sure. Helmer then said then there is the possibility that some of the definitions can be deleted.

**Recreational retail:** We changed this so the there is a 1,000 foot distance separation measured from the perimeter of the individual state licensed marijuana retail store.

**Marijuana producing or marijuana agriculture:** We have changed growing to producing. Regarding the outdoor marijuana growing operations, there was discussion as to the distance separating them from residential zones. There was a very lengthy discussion regarding grow operations in residential zones. Harris stated she feels we are going to have a lot of resistance from the public if we allow it in the residential areas. Hall stated there are a lot of properties to the west that are zoned NMU which are right next to commercial so these would not then be allowed in NMU. Discussion ensued. Thompson suggested looking at where you will allow the conditional uses and two there is a strong voice for allowing production in residential zones and if we don't put it in the ordinance no one can talk about it and if you take it out of the draft for the hearing, there is a very good chance we would have to include it and hold another hearing. If you leave it in there and then decide after the hearing based on public comment to remove it then you can. Beatty stated she feels we should leave it in here.

**Marijuana processing:** Leave it as written.

**Violations and enforcement:** Leave as written

The commission then discussed the use table and made changes as appropriate.

### **New/Old Business**

Helmer stated he asked Thompson to give the Planning Commission a brief presentation or description of a PUD which will be an upcoming action item that the Commission will be dealing with. Thompson then explained what a PUD is and how it established.

