

**PLANNING COMMISSION REGULAR MEETING MINUTES**

Community Center  
1808 Main Street, Lake Stevens  
Wednesday, November 15, 2017

CALL TO ORDER: 7:00 pm by Chair Jennifer Davis

MEMBERS PRESENT: Jennifer Davis, Vicki Oslund, Linda Hoult, Janice Huxford, Tracey Trout, Brett Gailey, Karim Ali

MEMBERS ABSENT: None

STAFF PRESENT: Community Development Director Russ Wright and Clerk Jennie Fenrich

OTHERS PRESENT: Rauchel McDaniel, Gary Petersagen, Kim Daughtry, 22 citizens

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**Excused Absence:** None

**Guest business.** None

**Action Items:** The minutes we approved for October 4, 2017, October 18, 2017 and November 1, 2017. Commissioner Hoult made a motion and Commissioner Huxford seconded. Minutes were approved 7-0-0-0.

**Public Hearing:**

**PC Chair Opens Meeting** - Commissioner Davis opened the public hearing. Commissioner Hoult made motion to open the Public Hearing. Commissioner Trout seconded. Motion Passed 7-0-0-0.

**Staff Presentation** – Community Development Director Wright gave a briefing on the citizen request for a code amendment that would allow a second retail marijuana store in the City of Lake Stevens. After Planning Commission, City Council, and outside agencies reviewed the proposal, staff is recommending that the city maintain its current allowance for one retail store location and that retail stores only be allowed in Industrial Zoning. The Planning Commission's role is to deliberate the merits of the proposal and forward a recommendation to City Council on the action as proposed.

**Commissioner's questions for staff** – Commissioner Huxford asked if all the minutes, public testimony and audio would be available to council. Planning and Community Development Director said it will be available to the Council.

**Proponent's comments** – Shaun Preder is the applicant. He is licensed by the State to have a retail store in Lake Stevens. When he researched where to locate his potential space, he followed the current code to choose his location before signing the lease. He acknowledges this is a new industry and has researched this. He found there to be a lot more pros than cons to selling marijuana. He knows citizens have concerns of the location. He states that currently it is being used as a parking lot and there is no economic value to that. If a retail marijuana store was located there, people will be there

10 minutes – in and out. It is against the law for patrons to use product on site, no loitering is allowed. The signage will be minimal at 42 inches. He said there is no odor as all product is wrapped. This location is well lit and it would be less likely for criminal activity as it is out in the open. He argues this is the best thing for children as it is heavily regulated. Mr. Preder has spoken to surrounding businesses and didn't find any opposition. He says other merchants are excited for the traffic. This store will bring more retail dollars to our community. He wonders why we would want to turn away business when we have open retail spaces. Mr. Preder also wants to support efforts on educating our youth about dangers of drugs. This business has opened-up many conversations with his own children and would like to help with education to others. He stated alcohol consequences are way worse than marijuana. He doesn't see any reason to push sales out to hide rather than use it as a tool to educate.

#### **Comments from the audience:**

Cynthia Tanlan is an aromatherapist, who originally voted against anything marijuana related, state that she learned from her patients who have PTSD, Cancer, Glaucoma and Parkinson's, that the medication is used to help with pain and nausea so they can keep up their strength for recovery. Law enforcement will be monitoring. She says it's imperative that people be able to purchase it locally and safely.

Heidi Lawson is opposed. She believes that it is not the best things for kids. She doesn't support the location or any commercial location. There is a strong sense of community, she doesn't want Lake Stevens to be known as the place to get marijuana, alcohol or opioids. This is not the image she thinks Lake Stevens wants to have. She suggested Lake Stevens is known for being a family-oriented, safe place for kids.

Kimberly Shipman is opposed. She does not feel this is best for children. She states this will be the first generation of children that legal marijuana will be normalized and we don't know the repercussions of it yet. Of the tax dollars that will be generated, the City will get a very small percent, the State will get 40%. She believes this will impact the "face" of Lake Stevens. Lake Stevens' marijuana smell is a landmark for people who use the Centennial Trail. She says we don't know the long-term collateral damage of marijuana and doesn't want to be the first ones to find out the repercussions.

Megan Stevens was here a year ago to address the same issue. She encourages a no vote for additional location and would like to include the UGA. She also encourages a no vote for rezone. She wants to maintain a family look and feel that our City currently has.

Linda Brown has a favorable opinion of a second retail. She doesn't have any problems with the proposal. She commented that she has grandchildren and she will educate them on the dangers of drugs.

Monika Preder is a nurse. She was very skeptical at first. Then she researched statistics and learned that crime has decreased since I-502 laws have gone into effect. She also said that DUI have not changed since the new law was enacted.

Telesa Packard mom of five is opposed to a second retail. She doesn't see a need to have additional retail.

Amber Steen shared that she is a medical marijuana user and she favors a second location. Retail stores are highly monitored. Visibility will keep it safer and it will be well lit.

Linda Thomas is opposed to a retail shop in the commercial zone and has concerns that

we couldn't handle the added traffic and there's not enough infrastructure to support this. Janelle McCall in favor of another store. She feels it is safer to purchase from a regulated shop, from a person she knows rather than a stranger.

Dawn Roberts stated everyone is undereducated. She does not feel that it is ok to pick and choose where businesses can go. Marijuana is a highly regulated industry and there will not be the problem people imagine. She stated it is parents' responsibility to educate their children.

Laura Dana owner of the Vault supports a second location. She states most of her clientele is 55+ years old. They use it for medical purposes. She says it is safer to have it in a retail where it can be monitored. Educate your kids. It is time to stop the stigma.

Darren Stevens is opposed. He would like to set the bar higher and have the community raise their expectations.

**Proponent rebuttal comments** – Phillip Dawdy noted his disappointment in the recommendation. He suggested that the Liquor Control Board was clumsy in the handling of this legislation. He discussed petitions submitted that included signatures of employees in many of the surrounding businesses and suggested local businesses are in support this location as well. He addressed the odor complaints and reminded people to contact Puget Sound Clean Air Agency if there are odor issues. He also refutes that it would deter investment dollars. He stated that didn't believe traffic would be an issue. Mr. Dawdy said the crime rates are down since I-502 passed. He informed us that legislation will determine allocation issues.

**Comments from the audience** – Chad Taylor said there is a misconception of how the industry works He has a legal grow operation and would like to be able to sell more product. He is not a drug dealer but is a legal marijuana producer. He thinks the retail dollars would be beneficial for everyone.

**Close public comments portion of hearing by motion** – Commissioner Gailey made motion to close public portion. Commissioner Ali seconded. Motion carried 7-0-0-0.

**Close public hearing** – Commissioner Huxford made a motion to close the public hearing. Commissioner Hoult seconded. The motion carried 7-0-0-0.

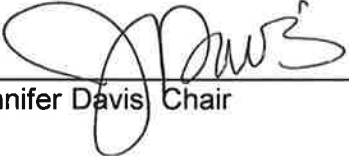
**Commission Action and discussion by Motion** – Commissioner Ali asked if we could be selective of what was sold, to which Director Wright responded no, State law will not allow separate retail and medical stores. Commissioner Trout acknowledges that Mr. Preder is a good person, but she still doesn't support a second location in the Commercial District. Commissioner Gailey said he did not appreciate the proponent's lobbyist discrediting the commission and public process. He considers Mr. Preder a friend, but as a police officer he is against a second retail shop. Commissioner Huxford agreed with Mr. Gailey on his comments about the proponents' rebuttal statements. She acknowledged that the resolution to the marijuana ruling has taken an inordinate amount of time. She also said that other municipalities have had overwhelming voter support to disallow retail locations. Commissioner Huxford is a not in favor of second location. Commissioner Ali says there is plenty of access and he feels we could work with Shaun to find another location. He is a no vote for this location. Commissioner Hoult wishes there was a way to only sell medical marijuana but as that is not legally allowable, she is a no vote. Commissioner Oslund is no vote as it is not in character with the City. Finally, Commissioner Davis asked for a restatement of the proposed language.

Commissioner Trout made a motion to approve the recommendation to Council to limit retail stores to one and to only allow retail sales in Industrial Zones. Commissioner Oslund seconded. The motion carried 7-0-0-0.

**Commissioner Reports** – Commissioner Huxford requested to have the Planning Commission attendance record be sent to Council. Commissioner Gailey attended the Council Meeting and he announced this would be his last Planning Commission Meeting as he is getting sworn in City Council in December. Chair Davis thanked staff for the leadership in navigating through amendments with such professionalism.

**Directors Report** – Community Development Director Wright told the Commission that there is Planning Boot Camp opportunity on December 15<sup>th</sup> at the Lake Stevens Fire Conference Center and that Planning Commissioners are invited to attend. He also asked that the commissioners make sure we have all their correct contact information.

**Adjourn.** Motion to adjourn by Commissioner Gailey seconded by Commissioner Ali. Motion carried 7-0-0-0. Meeting adjourned at approximately 8:30 p.m.

  
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Jennifer Davis Chair

  
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Jennie Fenrich, Clerk, Planning &  
Community Development