

CITY OF MONROE
PLANNING COMMISSION MINUTES
July 22, 2013

The meeting of the Monroe Planning Commission was scheduled for **July 22, 2013 at 7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Chairman Kristiansen called the meeting to order at 7:03 p.m.

ROLL CALL

Secretary Dave McConnell called the roll. The following were:

Present: Commissioners Bill Kristiansen, Dave Demarest, Dian Duerksen, Wayne Rodland, Jeff Sherwood, Bridgette Tuttle, Steve Jensen

Staff Present: Planning and Permitting Manager Paul Popelka, City Manager Gene Brazel, and Planning Technician David McConnell

CITIZEN COMMENT

None

APPROVAL OF MINUTES

A. July 8, 2013

Commissioner Demarest made a motion to accept the minutes of July 8, 2013 with corrections. Motion seconded by **Commissioner Rodland**. Motion carried 4/0. **Commissioners Duerksen, Jensen, and Tuttle** abstained.

PUBLIC HEARING

A. ZCA2012-02 - Marijuana Related Land Uses

The City has adopted interim zoning regulations for marijuana related uses that prohibit medical cannabis gardens within the City of Monroe and establish where marijuana production, processing, and retail facilities can be located following state licensure. Final regulations are to be adopted prior to December 2013.

Manager Popelka gave a summary of the regulations that included:

- Collective gardens are prohibited in all parts of the city and the production, processing, and retail as defined in Initiative 502 are restricted to specific zones.
- A map displayed the eligible zones and required buffers for production (General Industrial), processing (General and Light Industrial) and retail (General and Service Commercial). The map is also available on the City website.
- Response to questions from the last Commission meeting include:
 1. The City has authority to prohibit collective gardens.
 2. The City is obligated to accommodate, by zoning, all three phases of recreational marijuana within city boundaries.

3. There is currently no new revenue to the City except for business licenses, though that may change in the future.
4. The Federal government considers marijuana a Class One Controlled Substance, though there has been no enforcement. Banks are unable to provide any form of financial business for controlled substances.

Chairman Kristiansen opened the public hearing for public testimony. No members of the public were present. **Commissioner Sherwood** made a motion to close the public hearing. Motion seconded by **Commissioner Rodland**. Motion carried 7/0.

The Commission discussed marijuana regulations and requested further information as follows:

- Potential for a state run bank for financing marijuana businesses
- Clarification of issues regarding Liquor Control Board (LCB) final regulations, prohibition of medical marijuana, the role of the Federal government, business licensing, and other related issues
- Potential for a monopoly with single property for production
- Regulations in other jurisdictions
- Related marijuana based products and their regulations

The Commissioners discussed extending the existing, interim regulations for several months pending the outcome of the LCB regulations and the position of the Federal government.

Manager Popelka indicated he will return with feedback for the next meeting.

WORKSHOP

A. CPA2013-A – Comprehensive Plan Text Amendments - Land Use

One of the two comprehensive plan amendments for 2013 is the Comprehensive Plan Text Amendments for several plan sections. The Land Use Element is being revised in preparation for the 2015 Comprehensive Plan Update.

Manager Popelka gave a summary and updated continuing work on the text revisions.

DISCUSSION BY COMMISSIONERS AND STAFF

Manager Popelka:

- Review of 2015 Comprehensive Plan Update final Scope of Work and Consultant Agreement by City Council on August 13.
- Possible joint meeting of City Council and Planning Commission to kick off the 2015 Update planning process.
- Summary of other current planning projects.

ADJOURNMENT

Commissioner Demarest made a motion to adjourn the July 22, 2013 Planning Commission meeting. Motion seconded by **Commissioner Duerksen**. Motion carried 7/0 and the meeting was adjourned at 8:34p.m.

Bill Kristiansen
Chairman

Dave McConnell
Planning Commission Secretary