



# Minutes of the Arlington Planning Commission/ Design Review Board Meeting

Council Chambers  
110 East Third Street  
January 7, 2014

**Commissioners Present:** Bruce Angell, Mike Thomas, Craig Chase, Ken Levasque.

**Commissioners Absent:** Vicki Hadley, Jim Thompson.

**Staff Present:** Paul Ellis – Community and Economic Development Director, Troy Davis – Associate Planner, and Wendy Van Der Meersche – Commission Secretary.

**Also Known to be Present:** Sarah Arney – Arlington Times, and Emily Weber.

Commission Chair Angell called the meeting to order at 7:00PM, and the pledge of allegiance to the flag followed.

**Visitors:** Reid Shockey – Shockey Planning Group, Inc., Sean O’Leary and Fitz Couhig – from Pioneer Production and Processing, who are stakeholders.

Commissioner Chair Angell announced that the order of business would be reversed tonight and the meeting would begin with **NEW BUSINESS**.

## **APPROVAL OF THE AGENDA**

Commissioner Thomas moved to approve the Agenda with the reversed order of business. Commissioner Chase seconded the motion, which passed with a 4-0-0-2 vote.

## **APPROVAL OF THE CONSENT AGENDA**

Commissioner Thomas moved to approve the Consent Agenda, consisting of the minutes of **December 7, 2013**. Commissioner Chase seconded the motion which passed with a 4-0-0-2 vote.

## **NEW BUSINESS**

**2015 Comprehensive Plan Update** – The City has contracted with Reid Shockey, Shockey Planning Group, Inc., to assist the City and Commission with the periodic update of the City’s Comprehensive Plan.

Paul Ellis, Community & Economic Development Director introduced Reid Shockey. Mr. Shockey led a preliminary discussion which included an introduction to the update process, a discussion of issues, and the public outreach process. He stated that the Growth Management Act requires an update to the City’s Comprehensive Plan every eight years. He’ll be assisting over the next several months and anticipates the process completed by the end of the year. He referred to the checklist that was passed out to everyone and indicated that most items are compliant and some will need updating. There are policies by the legislature and laws by the state that need to be reflected on the new Comprehensive Plan. He gave a general preliminary overview of the process from start to finish and indicated that an outline would be emailed to

Commissioners the following day. There was a general discussion with questions from the Commissioners.

Paul Ellis stated he and Mayor Tolbert have discussed the Comprehensive Plan process. A work group will be formed with representatives from Planning Commission, City Council, City staff, and Mr. Shockey, to assist with development of the Comprehensive Plan. Also, public participation will be extremely important.

### **CONTINUED BUSINESS**

**Recreational Marijuana Ordinance** – The proposed recreational marijuana ordinance, which is still in draft form, has been reviewed and edited by City Attorney, Steve Peiffle. Troy Davis, Associate Planner, stated a SEPA Threshold Determination has been issued. The draft ordinance was sent to Commerce and was approved for expedited review.

Fitz Couhig, from Pioneer Production and Processing, suggested changing the language in the ordinance to reduce confusion. He clarified the differences in sizes and tiers. Processing facilities are not tiered. Production/growing area is tiered. The three tiers in production are based on square footage:

- Tier 1 – less than 2000 square feet
- Tier 2 – 2000 to 10,000 square feet
- Tier 3 – 10,000 to 30,000 square feet

Changes will be made in the draft ordinance to reflect his suggestions.

Mr. Davis stated that City Council will meet January 13, 2014, for a workshop to discuss I-502. A public hearing is scheduled for February 3, 2014, in front of City Council. Council will want a recommendation from Planning Commission. It will then go for approval February 10, 2014.

There were general questions from visitors to Staff and Commissioners regarding medical marijuana.

A motion was made by Commissioner Thomas to approve the Draft Ordinance subject to changes suggested by Mr. Couhig, regarding processing facility sizes and production/growing facility tiers. The motion was seconded by Commissioner Chase which passed with a 3-0-1-2 vote. Commissioner Levesque abstained.

Mr. Ellis stated that Commissioner David Mathieson has submitted his resignation. His position with Planning Commission is now open.

The meeting was adjourned at 8:06 p.m.

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Bruce Angell, Commission Chair

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Wendy Van Der Meersche, Commission Secretary