



## **MINUTES** (approved on 8-21-13)

**Time:** Wednesday, August 7, 2013, 4:00 p.m.  
**Location:** Room 16, Tacoma Municipal Building North  
**Present:** Scott Winship (Vice-Chair), Donald Erickson, Benjamin Fields, Mark Lawlis, Alexandria Teague, Stephen Wamback  
**Absent:** Sean Gaffney (Chair), Tina Lee, Erle Thompson

### **CALL TO ORDER**

Vice-Chair Winship called the meeting to order at 4:02 p.m. and declared a quorum present.

### **APPROVAL OF MINUTES**

The minutes of the meeting on July 17, 2013 were approved as submitted.

### **DISCUSSION ITEMS**

#### **1. South Downtown Subarea Plan and EIS**

Ian Munce, Planning Services Division, provided an update on the South Downtown Subarea Plan and Environmental Impact Statement (EIS) project. He provided an overview of the project's scope, schedule, and community outreach efforts. He stated that the draft plan document ready for public review is a well-versed policy document accompanied with implementation strategies, proposed regulations, and prioritized capital projects. Mr. Munce also indicated that, as opposed to an earlier suggestion that the three subarea plans for South Downtown, Hilltop and North Downtown be adopted by the City Council as one package, the South Downtown stakeholders have urged the City to take action now. Therefore, a revised approach is being proposed to adopt the three subarea plans separately and in sequence. The Planning Commission concurred with the revised approach. Mr. Munce indicated that staff will present the final draft document at the next meeting on August 21, and a public hearing is tentatively scheduled for September 18, 2013. The Commission suggested that broad marketing and outreach efforts be taken during the public hearing process to help interested citizens review and understand the wealth of information associated with this significant project.

#### **2. Recreational Marijuana**

Brian Boudet, Manager of the Planning Services Division, provided an overview of Initiative 502 approved by Washington voters in November 2012 legalizing the production, processing, and retail sale of recreational marijuana. The Washington State Liquor Control Board is tasked with establishing rules to implement I-502 and is scheduled to accept applications for all license types beginning September 16, 2013. In order to provide policy and regulatory guidance for reviewing those applications within the City of Tacoma, the City Council is considering imposing interim regulations.

Mr. Boudet presented the following preliminary scope of the interim regulations that could be imposed:

- Define marijuana uses (marijuana producer, marijuana processor, and marijuana retailer) in accordance with the respective terms as defined in RCW 69.50.101;

- Prohibit all marijuana uses in residential districts;
- Allow marijuana producers and marijuana processors outright in intensive industrial zones;
- Allow marijuana retailers outright in most commercial, mixed-use, industrial, and downtown zoning districts;
- Prohibit marijuana uses from locating within 1,000 feet of public parks, playgrounds, recreation/community center, libraries, child care centers, schools, game arcades, and public transit centers, pursuant to RCW69.50.331;
- Prohibit marijuana uses from locating within 1,000 feet of jails, prisons, court houses, drug rehabilitation/detoxification centers, and other uses to be determined; and
- Add Urban Horticulture as a new use category, to be allowed outright within intensive industrial districts.

According to a tentative schedule, the City Council would initiate the interim regulations on August 13, conduct a public hearing on August 27, and adopt an ordinance on September 17 imposing the interim regulations, effective September 29, 2013. The Planning Commission would be required to formulate its recommendation on August 21 concerning the appropriateness of initiating the interim regulations, and to proceed with modifying the interim regulations or developing a more permanent regulatory solution before the interim regulations expire in six months.

The Planning Commission generally concurred with the approach and the preliminary scope for the interim regulations, and provided some comments and suggestions, including: buffering of marijuana uses is similar to that for adult bookstores; consider less restrictive measures so that marijuana uses may spread over better and not to drive users into black market; and modify the map of the 1,000-foot buffering to depict the Councilmanic Districts, the Alcohol Impact Areas, and/or the open spaces where parks may be developed in the future.

#### **COMMUNICATION ITEMS AND OTHER BUSINESS**

The Commission acknowledged receipt of the following information:

- North Downtown Subarea Plan and EIS Steering Committee meeting on August 7, 2013.
- The agenda for the next meeting on August 21, 2013 tentatively includes South Downtown Subarea Plan and EIS, Recreational Marijuana, Transportation Commission, and 2014 Annual Amendment.

#### **ADJOURNMENT**

The meeting was adjourned at 5:50 p.m.